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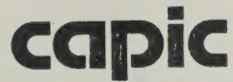
1990

Feb-Mar.

URBAN/MUNICIPAL

AGENDA OF THE CENTRAL AREA PLAN
IMPLEMENTATION COMMITTEE





CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

NOTICE OF MEETING

Friday, January 19, 1990

9:00 a.m.

Room 233, Hamilton City Hall

URBAN MUNICIPAL

JAN 22 1990

GOVERNMENT DOCUMENTS

David Godley

David Godley, CAPIC Co-ordinator
(526-4229)

AGENDA

1. Chairpersons's Remarks - Charles Forsyth.
2. Members' Reports (two minutes maximum).
3. Minutes of Meeting held December 15, 1989.
4. Matters arising from the Minutes.
5. Regional Headquarters Update. Presentation by Dale Turvey. (FOR INFORMATION AND DISCUSSION)
6. Implementation/Staffing (attached). Presentation by David Godley. (FOR INFORMATION AND DISCUSSION)
7. James Mountain Road Project - Draft Response to Engineering Services Committee (attached). Presentation by Russell Elman, Gil Simmons, John Eyles (FOR APPROVAL)
8. Niagara Escarpment Commission Jurisdiction Transfer (attached). Presentation by Mark Hornell (FOR INFORMATION AND DISCUSSION).
9. Central Area Development Update - Year End Summary (attached). Presentation by Mark Hornell. (FOR INFORMATION AND DISCUSSION)

not attached

not attached

10. CAPIC public image. (DISCUSSION)
11. Information and Other Business.
12. Agenda and Time for next meeting.

Colour Key

Use	Blue
Form	Buff
Movement	Green
Economy/Health	Pink
Implementation/Administration/Other	White

MH/dkp

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10. (b)(7)(C) Exemption (b)(7)(D) Exemption

11. Information and Privacy Act

12. Access to Information Act

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CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

MINUTESCENTRAL AREA PLAN IMPLEMENTATION COMMITTEECouncil Chambers, Hamilton City HallFriday, December 15, 1989MEMBERS ATTENDING

Charles Forsyth - Vice-Chairperson

Arthur Lomax

Russell Elman

Gil Simmons

Bruce Charlton

Gloria DeSantis

Kay Nolan

John Eyles

Ozzie Ferguson

First Place

Hamilton Automobile Club

Durand Neighbourhood Association

North End Neighbourhoods

Past Chairperson

Social Planning and Research Council

Separate School Board

McMaster University

United Senior Citizens of Ontario

REGRETS

Diane Brown

Andrew Mackenzie

Francois Roesch

Gabriel Etele

Mark Boyak

Anne Stewart

Bruce Rankin

Helen Nemeth

Hamilton and District Chamber of Commerce

Hamilton and District Labour Council

Corktown/Stinson

Downtown B.I.A.

Hamilton Real Estate Board

Hamilton Board of Education

Hamilton Society of Architects

Beasley Neighbourhood

STAFF

Sylvia Renshaw	Economic Development
Fred Rovers	Regional Planning
Luc Piccioni	Regional Planning
Steve Miazga	Regional Planning
Mark Hornell	Local Planning
John Samulski	Local Planning

VICE-CHAIRPERSON'S REMARKS

1. Charles Forsyth started the meeting and asked for the members' reports.

MEMBERS' REPORTS

2. Russell Elman asked about the status of St. Mark's Church.
3. Mark Hornell said the proposal for residential was rejected by the Planning and Development Committee.
4. Russell Elman asked what the likely future of the site would be.
5. Mark Hornell said the future was uncertain at this point.
6. Charles Forsyth suggested that a status report on St. Mark's Church be prepared for the next meeting.

(ACTION - MARK HORNELL)

7. Russell Elman expressed concern over the future of the James Mountain Road Project.
8. Mark Hornell read a letter from Stan Spencer to Alderman Ross concerning the James Mountain Road Project.
9. Russell Elman asked if CAPIC would like to prepare some sort of statement for the January 19 James Mountain Road Project meeting.
10. Charles Forsyth suggested that a place for CAPIC be reserved at the January 19 meeting, and that a draft statement be prepared for the next CAPIC meeting.
11. John Eyles said that CAPIC's response to the James Mountain Road Project should be consistent with the Perimeter Road memo.

12. Arthur Lomax cautioned the committee against making too detailed a statement on the James Mountain Road without complete information.
 13. Kay Nolan said that CAPIC should be wary of promoting the self-serving interests of only a few residents in the Central Area.
 14. Russell Elman said that public concern over the James Mountain Road was wide-spread, and the issue warranted CAPIC'S attention.
 15. Gil Simmons said that preserving the James Mountain Road as a pleasant walking area was important.
 16. Charles Forsyth asked who would be willing to put together a draft statement. Russell Elman, Gil Simmons and John Eyles volunteered.
- (ACTION - MARK HORNEILL)**
17. Gil Simmons introduced the Hamilton Harbour Remedial Action Plan to the committee, and asked if CAPIC would endorse her attendance at their functions. The committee indicated they would.
 18. Gil Simmons advised the committee of the Marina Expansion Concept Seminar on December 19 19, 1989 at the Hamilton Yacht Club.
 19. Kay Nolan asked the Committee to continue to support the Mount Hope Airport.
 20. Arthur Lomax reported on the participation of Gil Simmons in the CBC Morning Side Broadcast. He congratulated her on her representation of the North End.

Minutes of the Meeting Held November 17, 1989

21. Charles Forsyth asked that the minutes be adopted.
22. Moved by John Eyles, seconded. CARRIED.

Matters Arising from the Minutes

23. Steve Miazga gave a presentation on the status of O.P.A. 66. He outlined the specific concerns of the H.H.C. and C.N.R.
24. Arthur Lomax asked if there was any record of a previous objection from the C.N.R.
25. Steve Miazga said he was not aware of any previous objection prior to City Council's Approval of O.P.A. 66.

26. Russell Elman asked that a written summary of the O.P.A. 66 status be provided to CAPIC.
(ACTION - Steve Miazga)

27. Russell Elman asked if the land use policies could be separately approved.

28. Steve Miazga said this approach had been unsuccessful so far.

Central Area Employment Survey

29. Fred Rovers gave a presentation on employment trends in the Regional Centre.

30. Gloria DeSantis asked if a clarification of employment sub-categories would be included in the forthcoming bulletin from the Strategic Planning Section.

31. Fred Rovers said that information would be available at the department.

32. Russell Elman asked if any projections had been made from the data.

33. Fred Rovers said that no specific projections had been made.

34. John Eyles asked how this data was going to be used to assist planning in the Central Area.

35. Fred Rovers said that the bulletin will provide information for the Planning Department, as well as other agencies.

36. Luc Piccioni said there is nothing in the current Regional Planning Work Program to expand the employment data.

37. Gil Simmons asked if there were any national figures available for comparison purposes.

38. Fred Rovers said that national figures are not always relative because of the large percentage of rural land use.

39. Arthur Lomax asked if a small business within a large franchise would still be considered a small business.

40. Fred Rovers said that the questionnaire examined job sites to make this distinction.

41. Gloria DeSantis asked if a relationship had been drawn between place of residence and place of employment to examine commuter activity.

42. Fred Rovers said that information may appear as a future bulletin.

Central Area Development Update

43. Mark Hornell gave an update on Central Area development.
44. Mark Hornell outlined the Theatre Aquarius development.
45. Arthur Lomax asked how many parking spaces were lost because of the development.
46. John Samulski said approximately 200 spaces would be lost.
47. Arthur Lomax said this arrangement was contrary to the Central Area Plan's intent of creating parking within multi-storey structures to compensate for spaces lost through development.
48. Sylvia Renshaw said that the theatre was introduced to try to revitalize King St. East, and the lost parking was considered an acceptable loss in order to achieve this.
49. Mark Hornell outlined the proposed development by First Place on Ferguson Avenue.
50. Arthur Lomax asked if the Ferguson Ave. road allowance should be widened in conjunction with this development.
51. Charles Forsyth said the development would adequately address the existing road allowance.
52. Gil Simmons asked if a land ownership map could be prepared on the Central Area.
53. Mark Hornell said this is being done as part of the CBD Study, but that it was difficult to keep this information current due to frequent transactions.

Resignation of Ald. Christopherson

54. Russell Elman suggested that a letter be drafted to accept Ald. Christopherson's resignation. He nominated Charles Forsyth as new Chairman. (Action - Mark Hornell).
55. Both motions were unanimously accepted by the committee.
56. Russell Elman assumed the chair.

CBD Study Update

57. John Samulski gave a brief status report on the CBD study, outlining the proposed study boundary.
58. Russel Elman suggested that the CHCH building be included in the CBD STUDY AREA.
59. Art Lomax said there should be flexibility regarding where the study area ends.

Perimeter Road - Draft Memorandum

- 60. A general discussion ensued on the structure and organization of the memorandum.
- 61. Gloria DeSantis suggested that reference be made to social and economic impacts.
- 62. Gil Simmons, Gloria DeSantis and Art Lomax agreed to redraft the memorandum.
(ACTION - Mark Hornell)

AGENDA AND TIME FOR NEXT MEETING

- 63. The remaining agenda items (Committee Monitoring; Implementation/Staffing; CAPIC public image) were deferred to the next meeting, scheduled for January 19, 1990.

MEETING ADJOURNMENT

- 64. The meeting was adjourned at 12 noon.

M.H./N.S.
A:\CAPIC.MIN



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department

4.

Refer to File No. 25 CP HA 066
Attention of
Your File No.

MEMORANDUM

TO:

[REDACTED]
[REDACTED]
Local Planning Department

FROM:

Steve Miazga
Regional Planning Branch

DATE:

December 27, 1989

RE:

**Processing of Local Official Plan
Amendments - Status of O.P.A. No. 66**

At the meeting of CAPIC on December 15, 1989, it was requested that I present some written comments on the processing of O.P.A. No. 66. The process outlined below is applicable, generally, to the processing of other major local Official Plan Amendments. Perhaps you could pass this on to the CAPIC members for their information.

Regional Council is responsible for approval, referral or deferral of an O.P.A. Referral would occur where there is an objection to an O.P.A., or a local Council does not process an O.P.A., and the applicant requests referral to the Ontario Municipal Board. Deferral is when Regional Council holds approval of the Amendment, or a portion of the amendment, in abeyance until such time as the issue, which is the subject of the deferral, is resolved (perhaps through further study or negotiation).

In the case of O.P.A. No. 66, two objections have been received by the Region, from the Hamilton Harbour Commissioners (H.H.C.) and CN Railway. Hamilton Council was contacted by the Region to determine if they wished to take any action on the objections. Council advised in September of 1989 that the H.H.C. objection should be referred to the O.M.B. while it wished to negotiate with CN.

One of the functions of Regional Planning staff is to try to resolve the objections, if possible, or, alternatively, to minimize the issue(s) to be referred to the O.M.B. prior to presenting a report to Regional Council.

In this regard, Regional Planning staff proposed to the H.H.C. that its objection only apply to the area generally north of Burlington and west of Bay Street, however, the H.H.C. rejected this proposal as

advised in a letter dated December 13, 1989. Regional Planning staff, subsequently have contacted the H.H.C. lawyer to determine if there is any chance that the H.H.C. would agree to limit the area to be referred to the O.M.B.

With respect to the CN objection, CN advised that it objected to the entire amendment. After numerous phone calls and letters, the CN lawyer advised his client that the Regional Planning staff were trying to find out the exact nature of CN's objections. In the hopes of avoiding a protracted battle, it was in CN's interests to respond to the Regional staff request. Since then I have been advised (verbally) that CN will be responding.

If further information is required, please call me.

Steve Miazga.



SCM/II

Plan.Mem

25OPHA66

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

CENTRAL AREA PLAN

IMPLEMENTATION STUDIES

P5-4-7-9

Revised schedule giving priority to geographic areas assuming three additional planners

1990	Estimated Days
Central Business District (ongoing)	100
Durand Plan Implementation Committee (ongoing)	100
Central Area Plan follow-up	25
High Density Residential Zoning follow-up	150
Corktown Stinson Neighbourhood Plan	100
Heritage/Architectural/Urban Design guidelines (various areas, GO Terminus, Gore Park) (ongoing)	150
Development Incentives Program	150
Site Plan Application	<u>25</u>
	800

1991	Estimated Days
Building Signs	150
Central Neighbourhood Plan	150
Public Participation Policies Information Needs Review	150
Corktown/Stinson Neighbourhood Plan (continuation)	50
Beasley Neighbourhood Plan	150
Development Incentives Program (continuation)	<u>150</u>
	800

1992	Estimated Days
North End Neighbourhood Plan	150
Main West Study	100
Performance Standards and Site Plan Guidelines	200
Heritage Matters, Architectural and Urban Design Guidelines	100
Medium Density Residential Zoning	100
Downtown Action Plan Review	25
Cash-in-Lieu of Parking, and Parking Standards Review	<u>125</u>
	800
1993	
King Street East Study	100
James Street North Review	25
James Street South Study	75
Transfer of Development Rights/Bonusing	100
Heritage/Architectural/Urban Design Guidelines	75
Low Density Residential Zoning and Home Occupation Review	100
Barton Street Study	75
Urban Transit Mall	50
Quality of Life Study - e.g., convenience facilities, visual matters	<u>200</u>
	800
1994	
Hess Village/King West	100
Heritage/Architectural/Urban Design Guidelines	100
Special Housing Needs Study	150
Bicycle/Walkway System in Central Area	100
Open Space Strategy	150
Escarpment Plan (with consultants)	25
King William Street/John Street	75
Waterfront/CBD Complimentarity	<u>100</u>
	800

1995

Main Street East	75
Planning Act Amendments	25
Tree Study (with students)	50
Mixed Use Zoning	125
Seniors Facilities	100
Community Social Services	100
Educational Facilities	50
Alleyway Upgrading	150
Street Vendors	25
Railway Relocation	50
Development Corporation/Community Foundation	<u>50</u>
	800

1996

Heritage//Architectural/Urban Design Guidelines	100
Central Area Futures	200
Accessibility for the Disabled	100
Central Area Plan Review	200
Public Art (murals, sculptures, donations)	100
Industrial Strategy	<u>100</u>
	800

Local Planning Work		1989	1990	1991	1992	1993	1994	1995	1996
G	CBD Study	_____							
*	Durand Plan Implementation	_____							
G	Central Area Plan		_____						
U	High Density Residential		_____						
*	Corktown/Stinson		_____						
D	Design		_____		_____				_____
G	Development Incentives		_____						
A	Site Plan		_____						
U	Building Signs			_____					
*	Central Neighbourhood			_____					
G	Public Participation			_____					
*	Beasley			_____					
*	North End				_____				
S	Main West				_____				
A	Site Plan Guides				_____				
U	Medium Density				_____				
A	Downtown Action				_____				
A	Cash in lieu of Parking				_____				
S	King East					_____			
S	James North					_____			
S	James South					_____			
A	Development Rights Transfer/Bonus					_____			
U	Low Density Residential					_____			
S	Barton St.					_____			
M	Urban Transit Mall					_____			
G	Quality of Life					_____			
S	King West/Hess						_____		
U	Special Housing						_____		
M	Bicycle/Walkway						_____		
U	Open Space						_____		
G	Escarpment						_____		
S	King William/John						_____		
G	Waterfront CBD						_____		
S	Main East							_____	
A	Planning Act							_____	
D	Tree Study							_____	
U	Mixed Use							_____	
G	Seniors							_____	
G	Community Service							_____	
G	Educational							_____	
M	Alleyway							_____	
A	Street Vendors							_____	
M	Railways							_____	
A	Development Corporation							_____	
G	Futures							_____	
M	Accessibility								_____
D	Public Art								_____
U	Industrial Strategy								_____
G	Central Area Plan Review								_____

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

P5-4-7-9

January 4, 1990

MEMORANDUM

TO: ALL CAPIC MEMBERS

FROM: Mark Hornell

SUBJECT: Transfer of Niagara Escarpment Commission Development
Permit Area Jurisdiction to the City of Hamilton

I have attached copies of the portions of the Niagara Escarpment Plan (N.E.P.) relevant to the City of Hamilton, a map showing N.E.P. designations for lands in the City of Hamilton, and copies of the City of Hamilton Zoning By-law district regulations, for lands within the Central Area that fall inside the N.E.C. Development permit area boundary.

In brief, there are three classes of land designated by the N.E.P. in Hamilton: Escarpment Natural Area, Escarpment Protection Area, and Urban Area. The Development Permit Area is an overlay on these land use designations with its own set of criteria.

In the Central Area, land within the Niagara Escarpment Plan Development Permit Area is designated under the following City of Hamilton Zoning districts:

"A" (Conservation, Open Space, Park and Recreation)

"C" (Urban Protected Residential, etc.)

"D" (Urban Protected Residential - One and Two Family Dwellings, etc.)

"E" (Multiple Dwellings, Lodges, Clubs, etc.)

Copies of the regulations for these four zoning districts are attached.

D.G.:NS
A:\CAPIC.LET

SECTION SEVEN - "A" DISTRICTS

(Conservation, Open Space, Park and Recreation)

Requirements as to Use

7. (1) Subject to the provisions of sections 3, 18, 18A, and 19, in an "A" district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8158/57)
(71-327) (83-66)

PUBLIC USES

- (i) A public or private forest, wildlife reservation or other conservation project, or a reservation for hiking, picnicking, skiing, or other such outdoor sports; (85-82)

- (ii) a golf course, bowling green, tennis court, playground, playfield, play lot, picnic ground or other such recreational use except one carried on as a business, or of a kind that is customarily carried on as a business,

Provided however, that any building permitted in connection with any such tennis court, bowling green or other recreational use shall be limited to such locker-rooms, dressing rooms, shower baths, and other such accessory uses necessary for their operation;
(7085/53) (85-82)

- (iii) a cemetery; (85-82)
(iv) a mausoleum or columbarium; (85-82)
(v) a crematorium situate within or upon a cemetery. (85-82)

ACCESSORY USES

- (1a) A chapel or other building or structure appurtenant to a use referred to in subclauses 7(1)(iii), 7(1)(iv) and 7(1)(v).
(85-82)

HEIGHT REQUIREMENTS

7. (2) In an A district, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height, (9141/60) (79-288) (80-049)

AREA REQUIREMENTS

- (3) The following yards shall be provided within the district, and maintained, as appurtenant to, every building or structure in an "A" district:- (8927/60)
- (i) a front yard of a depth of at least 12.0 metres (39.37 feet); (8971/60) (79-288) (80-049)
 - (ii) a side yard along each side lot line, of a width of at least 4.5 metres (14.76 feet); and (79-288) (80-049)
 - (iii) a rear yard of a depth of at least 10.5 metres (34.45 feet). (79-288) (80-049)

INTENSITY OF USE

- (4) Every lot or tract of land in an "A" district shall have a width of at least 24.0 metres (78.74 feet) and an area of at least 1848.0 square metres (19,891.71 square feet), within the district, Except as provided in subsection 5, (8927/60) (71-327) (79-288) (80-049) (85-82)
- (5) Every lot or tract of land upon which a use referred to in clauses 7(1)(iii), 7(1)(iv) and 7(1)(v) is situate, shall have an area of at least 8.0 hectares (19.76 acres). (85-82)
- (6) Every building or structure referred to in subsection 7(1a) other than a memorial stone or monument, or a boundary fence, shall be at least 30.0 m. (98.43 feet) from the nearest lot line. (85-82)

SECTION NINE - "C" DISTRICTS

(Urban Protected Residential, etc.)

Requirements as to use

9. (1) Subject to the provisions of sections 3, 18, 18A, and 19, in a C district no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely: - (8158/57) (83-66)

RESIDENTIAL USES

- (i) A single-family dwelling, together with the accommodation of lodgers to the number of not more than three; (81-27)
- (ii) A converted dwelling, containing two Class A dwelling units only, and not used for accommodation for any lodger; (6902/52) (81-27)
- (iia) A foster home; (10837/65) (81-27)
- (iib) A residential care facility for the accommodation of not more than 6 residents. (81-27)

INSTITUTIONAL USES

- (iii) A day nursery for the accommodation of the lesser of twenty-five children or of one child for every 5.5 square metres (59.20 square feet) of area of the rear yard with the proviso that the outside play area shall be restricted to the rear yard; but neither the restriction as to the number of children nor the restriction as to the location of the outside play area shall apply where such Day Nursery is operated in a church hall, church, school, community centre, or other such public building; (10743/65) (79-288) (80-049)

PUBLIC USES

- (iv) A school or seminary of learning except a commercial school or sanitarium school, and not including a dormitory; (66-273)

PUBLIC USES (CONTD)

9. (1) (iva) A college or university in the case of the blocks bounded by Main Street West, Cootes Drive, King Street West and Forsythe Avenue and in the case of the lands owned by McMaster University as of October 11, 1966 lying west of Forsythe Avenue. (66-273)
- (v) A library, art gallery, museum, observatory, community centre or other such cultural, recreational or community building or structure, except one carried on as a business, or of a kind that is customarily carried on as a business. Provided that a Community Centre, permitted under this paragraph shall be one that is operated for the benefit of all residents of a given neighbourhood, and where all such residents are afforded opportunity for recreational activities, and where individuals may be permitted to combine into groups to do their own canning and for any other self-help programs with respect to home economy or the household arts; and (6692/51)
- (vi) A bowling green, tennis court, playground, playfield, play lot or other such recreational use except one carried on as a business, or of a kind that is customarily carried on as a business,

Provided, however, that any building permitted in connection with any such tennis court, bowling green or other recreational use shall be limited to such locker-rooms, dressing rooms, shower baths, and other such accessory uses necessary for their operation; (7085/53)

MISCELLANEOUS OR INCIDENTAL USES

- (vii) A private garage or private stable;
- (viii) Parking spaces to such a number as is reasonably necessary for a permitted use to which the same is appurtenant, provided that the same are hard-surfaced and abut upon a hard-surfaced driveway giving ready access to a street or alley, and that same are used only as appurtenant to such permitted use, (6902/52)

And provided further that the foregoing shall not be construed so as to permit the expansion for such purpose of a non-conforming use; (6902/52)

MISCELLANEOUS OR INCIDENTAL USES (CONTD)

9. (1) (ix) A storage garage of such capacity as is reasonably necessary for a permitted use to which the same is appurtenant, provided that same is used only as appurtenant to such permitted use, (6902/52)

And provided further that the foregoing shall not be construed so as to permit the expansion for such purpose, of a non-conforming use; (6902/52)

HEIGHT REQUIREMENTS

- (2) In a C district, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height. (9141/60) (79-288) (80-049)

AREA REQUIREMENTS

- (3) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a C district: (8927/60)
- (i) a front yard of a depth of at least 6.0 metres (19.69 feet); (79-288) (80-049)
 - (ii) a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet); (6902/52) (79-288) (80-049)
 - (iii) a rear yard of a depth of at least 7.5 metres (24.61 feet). (79-288) (80-049)

INTENSITY OF USE

- (4) Every lot or tract of land in a C district shall have a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.01 square feet) within the district. (8927/60) (6908/52) (79-288) (80-049)

DISTANCE REQUIREMENTS

- (5) Except as provided in subsection 6, every residential care facility shall be situate on a lot having a minimum radial

DISTANCE REQUIREMENTS (CONTD)

9. (5) separation distance of 180.0 metres from the lot line to the
(contd) lot line of any other lot occupied or as may be occupied by a
residential care facility or a short-term care facility.
(81-27)
- (6) Where the radial separation distance from the lot line of an
existing residential care facility is less than 180.0 metres to
the lot line of any other lot occupied by a residential care
facility or short-term care facility, the existing residential
care facility may be expanded or redeveloped to accomodate not
more than the permitted number of residents. (81-27)

SECTION TEN - "D" DISTRICTS

(Urban Protected Residential - One and Two-Family Dwellings, etc.)
(8511/59)

Requirements as to Use

10. (1) Subject to the provisions of sections 3, 18, 18A, and 19, in a D district no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (8158/57) (83-66)

- (i) A use as permitted in a C district;

RESIDENTIAL USES (10840/65)

- (ii) A two-family dwelling, together with the accommodation of lodgers to the number of not more than three in each Class A dwelling unit; (81-27)
- (iii) A Townhouse Dwelling subject to the RT-10 District provisions of Section 10D. (8069/57) (8421/58) (9016/60) (72-239)
- (iiia) a home for elderly persons. (8772/59) (10718/65), (10840/65)
- (iv) A converted dwelling containing not more than three dwelling units, not more than one of which is a housekeeping dwelling unit, together with the accommodation of lodgers to the number of not more than three in each Class A dwelling unit. (81-27)
- (v) A lodging house for the accommodation of not more than 6 lodgers having the principal entrance to each residential unit comprised in the lodging house, located within the lodging house. (8696/59) (81-27)
- (vi) Repealed. (81-27)

INSTITUTIONAL USES (10840/65)

- (vii) Repealed. (81-27)

INSTITUTIONAL USES (CONTD)

10. (1) (viii) A nursing home for the accomodation of not more than six residents, provided in the case of a building erected after the first day of July, A.D., 1959, that the lot has an area of at least 360.0 square metres (3,875.01 square feet); (8696/59) (79-288) (80-049) (83-66)
- (ix) changed to (iiia) (8772/59) (10718/65) (10840/65)
- (x) (8696/59) (79-288) (80-049) Repealed. (81-27)

PUBLIC USES

- (xi) a district yard of the city corporation; (8696/59)
- (xii) A college or university; (66-273)

HEIGHT REQUIREMENTS

- (2) In a D district, no building shall exceed three storeys, and no structure shall exceed 14.0 metres (45.93 feet), in height. (9141/60) (79-288) (80-049)

AREA REQUIREMENTS

- (3) The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a D district: (8927/60)
- (i) a front yard of a depth of at least 6.0 metres (19.69 feet); (79-288) (80-049)
- (ii) for a building or structure not over two and a half storeys or 11.0 metres (36.09 feet) in height, a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and for any other building or structure, side yards of a width each of at least 2.7 metres (8.86 feet); and (6902/52) (79-288) (80-049)
- (iii) a rear yard of a depth of at least 7.5 metres (24.61 feet). (79-288) (80-049)

INTENSITY OF USE

10. (4) Every lot or tract of land upon which a dwelling is erected, converted or reconstructed in a D district shall have within the district; (8927/60)
- (i) for a single family dwelling, residential care facility or lodging house, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3875.01 square feet); (6908/52) (79-288) (80-049) (81-27)
 - (ii) for a two-family dwelling a width of at least 18.0 metres (59.06 feet) and an area of at least 540.0 square metres (5812.51 square feet). (8069/57) (76-331) (79-288) (80-049)
 - (iii) Repealed by 72-239 (Row Dwellings) (8069/57)
 - (iv) for a home for elderly persons a width of at least 27.0 metres (88.58 feet) and an area of at least 810.0 square metres (8718.77 square feet) and there shall be an area of at least 140.0 square metres (1506.95 square feet) for each dwelling unit. (10718/65) (79-288) (80-049)
- (5) (Deleted by 10718/65) (8013/57) (8772/59)

DISTANCE REQUIREMENTS

- (6) Except as provided in subsection 7, every residential care facility shall be situate on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)
- (7) Where the radial separation distance from the lot line of an existing residential care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

SECTION ELEVEN - "E" DISTRICT

(Multiple Dwellings, Lodges, Clubs, etc.)

Requirements as to use

11. (1) Subject to the provisions of sections 3, 18, 18A, and 19 and save as otherwise provided in section 19, in an E district no building or structure shall be erected, altered, extended or enlarged, or shall any building or structure or part thereof be used, nor shall any land be used, for other than one or more of the following uses, namely:- (6801/51) (8158/57) (8770/59) (83-66)
- (i) A use as permitted in a D district;

RESIDENTIAL USES

- (ii) A converted dwelling, containing at least two Class A dwelling units for every housekeeping dwelling unit, together with the accommodation of lodgers to the number of not more than three in each Class A dwelling unit; (81-27)
- (iia) A Townhouse Dwelling or a Maisonette Dwelling subject to the RT-20 District provisions of section 10E (7348/54) (9016/60) (9059/60) (72-239) (78-174)
- (iib) A three-family dwelling with accommodation for not more than three lodgers in each Class A dwelling unit therein; (8069/57) (81-27)
- (iii) A multiple dwelling; (See Section 18 (8) for Special Requirements for Groups of Multiple Dwellings), and (9016/60)
- (iiia) A Student Residence; (68-327)
- (iiib) a residential care facility for the accommodation of not more than 20 residents. (81-27)
- (iiic) A short-term care facility for the accommodation of not more than 20 residents. (81-27)
- (iv) Deleted by 10346/64) (Apartment Hotel)
- (v) A lodging house or tourist home for the accommodation of not more than twenty persons; (81-27)

INSTITUTIONAL USES (10840/65)

11. (1) (va) A nursing home, provided that in the case of a building erected after the first day of July, A.D., 1959 the lot has an area of at least 450.0 square metres (4843.76 square feet); (8696/59) (79-288) (80-049) (83-66)
- (vb) (8696/59) (79-288) (80-049) Repealed. (81-27)
- (vc) changed to (xi) (10840/65)
- (vi) A public hospital or private hospital, provided that every building used in whole or in part for the treatment of patients or for residential purposes shall be 6.0 metres (19.69 feet) from the front or side lot lines and 7.5 metres (24.61 feet) from the rear lot line for any part of the building which is one storey in height or 9.0 metres (29.53 feet) from any lot line for any part of the building which exceeds one storey in height but excepting any part of such buildings or buildings used for a purpose accessory to the treatment of patients or to the housing of residents which may be distant from a lot line as normally required for yards in the Zoning District, but no sideyard shall be less than 3.0 metres (9.84 feet) in width. (8770/59) (79-288) (80-049)
- (vii) A home for the aged provided same is used for the sleeping accommodation of not more than twenty persons; (81-27)

PUBLIC USES (10575/64)

- (viii) A private club, lodge, fraternity or sorority house or labour union hall, which may include sleeping accommodation for not more than twenty persons, but this clause shall not be so construed as to permit the establishment on any premises of an insurance benefit society or other use that is customarily carried on as a business; (6692/52) (7152/53)

COMMERCIAL USES

- (ix) (Deleted by 72-90) (Doctors Offices) (10575/64)

COMMERCIAL USES (CONTD)

11. (1) (x) Office or consultative uses or personal clinical services by a 'charitable institution' within the meaning of The Charitable Institutions Act, which may be in a dwelling or a converted dwelling, provided; (6692/51) (7467/55) (10575/64)
- (a) that same is structurally suitable for the proposed conversion;
 - (b) that any increase in the cubic contents is in accordance with the provisions of this By-law with respect to height and area, and that the external appearance and residential character is preserved;
 - (c) that there shall be no outside stairway other than an unenclosed fire escape;
 - (d) that there is no additional use in the building save living quarters for necessary maintenance staff;
 - (e) (79-288) (80-049) Repealed (83-66)
 - (f) that there is no sign other than a non-illuminated wall sign of an area of not more than 0.2 square metres (2.15 square feet); (7467/55) (79-288) (80-049)

ACCESSORY AND INCIDENTAL USES (10840/65)

- (xi) One ground sign, wall sign, or projecting sign, of an area of not more than 0.4 square metres (4.31 square feet), non-illuminated or illuminated by non-flashing; indirect, or interior means only, located at least 1.5 metres (4.92 feet) from the nearest street line, in connection with an ordinary lodging house, tourist home; nursing home, or maternity boarding house. (10575/64) (10840/65) (79-288) (80-049)

ACCESSORY AND INCIDENTAL USES (10840/65) (CONTD)

11. (1) (xi) Any or all of the following service types of use in a multiple dwelling: (10698/65)
- (a) a beauty parlour
 - (b) a barber shop
 - (c) a shoe shine parlour which may include hat renovating services
 - (d) a tobacconist and newsdealer
 - (e) a valet service
 - (f) automatic vending machines
 - (g) a collecting and distributing station for a laundry or dry cleaning establishment
 - (h) a retail variety store provided that the total floor space for sales and storage does not exceed 93.0 square metres (1001.04 square feet); (10698/65) (79-288) (80-049)

provided that all of the following conditions are complied with

- (a) except with regard to automatic vending machines which shall be permitted in all multiple dwellings, no such use shall be permitted in a multiple dwelling having 100 or fewer self-contained Class A dwelling units;
- (b) any such use shall have access only from within the interior of the building, and with the exception of automatic vending machines providing laundry facilities shall not be located above the storey containing the foyer;
- (c) no indication of the existence or availability of any such use whether by way of sign, display, or otherwise shall be visible from the outside of the building. (10698/65)

HEIGHT REQUIREMENTS

- (2) (i) No building for a single family dwelling, two family dwelling or three family dwelling shall exceed two and one-half storeys in height; (76-148)

HEIGHT REQUIREMENTS (CONTD)

11. (2) (ii) Except as provided in clause (iii), no building or structure for any other use shall exceed eight storeys or 26.0 metres (85.30 feet) in height; (76-148) (79-288) (80-049)
- (iii) Where a building or structure is distant not less than 30.0 metres (98.43 feet) from an "AA", "B", "B-1", "B-2", "C", "D" or "L-r" District, the height of a building or structure shall not exceed twelve storeys or 39.0 metres (127.95 feet) in height. (7348/54) (8770/59) (9141/60) (9748/62) (72-239) (76-148) (79-288) (80-049)
- (3) There shall be provided and maintained within the district, for every building and structure in an E district, the following yards, namely: (8927/60) (9748/62)
- (i) (a) for every single-family dwelling, two-family dwelling or three-family dwelling, a front yard of a depth of at least 4.5 metres (14.76 feet); and (9748/62) (72-239) (79-288) (80-049)
- (b) for all other buildings or structures a front yard of a depth of at least one one-hundred and twentieth part of the product obtained by multiplying the height of the building or structure by its width, but no such front yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 7.5 metres (24.61 feet), provided that with respect to said other buildings and structures, where a front yard abuts upon a street of a width of less than 20.0 metres (65.62 feet), the required depth shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (7348/54) (9748/62) (79-288) (80-049) (81-238)
- Provided; however, that where a deeper front yard is required for any lot in another district on the same side of the street between two intersecting streets, the front yard shall be increased in depth of what would have been required had the front yard required by this section been in such other district; (9748/62)
- (ii) (a) for a single-family dwelling, two-family dwelling or three-family dwelling, along each side lot line a side yard having a width of at least 1.2 metres (3.94 feet); and (72-239) (79-288) (80-049)

AREA REQUIREMENTS (CONTD)

11. (3) (ii) (b) for every other building or structure, along each side lot line a side yard of a width of at least one one-hundred and twentieth part of the product obtained by multiplying the height of the building by its length, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the side yard, but no such side yard shall have a width of less than 1.5 metres (4.92 feet), and need not have a width of more than 9.0 metres (29.53 feet), but plus 3.0 metres (9.84 feet) where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5 metres (14.76 feet) and need not have a width of more than 13.5 metres (44.29 feet); (79-288) (6902/52) (9748/62) (80-049) (81-238)

Provided that with respect to said other buildings and structures, where a side lot line is a street line, the side yard on that side shall have a width of at least 3.0 metres (9.84 feet), and need not have a width of more than 7.5 metres (24.61 feet); and that where a side lot line is the street line of a street less than 20.0 metres (65.62 feet) wide, the required width of the side yard on that side shall be increased by half of the difference between the actual width of the street and 20.0 metres (65.62 feet); (79-288) (7948/62) (80-049)

- (iii) (a) for a single-family dwelling, two-family dwelling, three-family dwelling, a rear yard of a depth of at least 7.5 metres (24.61 feet), and (9748/62) (72-239) (79-288) (80-049)
- (b) for every other building or structure, a rear yard of a depth of at least one one-hundred and twentieth part of the product obtained by multiplying the height of the building or structure by its width, less 1.5 metres (4.92 feet) where no balcony, sunroom or any window of a habitable room overlooks the rear yard, but no such rear yard shall have a depth of less than 3.0 metres (9.84 feet) and need not have a depth of more than 13.5 metres (44.29 feet); plus 3.0 metres (9.84 feet) where any balcony, sunroom or any window of a habitable room does overlook such rear yard, but no such rear yard need have a depth of more than 13.5 metres (44.29 feet); (9748/62) (79-288) (80-049) (81-238)

INTENSITY OF USE

11. (4) Every lot or tract of land upon which a dwelling or multiple dwelling is erected, converted or reconstructed in an E district, shall have within the district:- (7348/54) (8927/60) (10346/64) (72-239)
- (i) for a single-family dwelling, residential care facility, short-term care facility, lodging house, or two-family dwelling, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3875.01 square feet); (79-288) (80-049) (81-27)
 - (ii) for a three-family dwelling, a width of at least 12.0 metres (39.37 feet) and an area of at least 405.0 square metres (4,359.38 square feet); (79-288) (80-049)
 - (iii) for a multiple dwelling, a width of at least 15.0 metres (49.21 feet) and an area of at least 450.0 square metres (4843.76 square feet); (6692/51) (9748/62) (10346/64) (79-288) (80-049)
 - (iiia) for a Student Residence, a width of at least 15.0 metres (49.21 feet) and an area of at least 450.0 square metres (4843.76 square feet); (68-327) (79-288) (80-049)
 - (iv) Repealed. (72-239) (Row Dwellings) (7348/54) (9748/62)

FLOOR AREA RATIO

- (5) No building or structure in an "E" District shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 1.7. (8373/58) (9016/60) (9748/62) (10032/63) (10259/63)

LANDSCAPED AREA

- (6) For every building or structure there shall be provided and maintained on the same lot within the district an amount not less than 25% of the area of the lot on which the building or lot is situate, as landscaped area. (76-148)

DISTANCE REQUIREMENTS

11. (7) Except as provided in subsection 8, every residential care facility and every short-term care facility shall be situated on a lot having a minimum radial separation distance of 180.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility or a short-term care facility. (81-27)
- (8) Where the radial separation distance from the lot line of an existing residential care facility or an existing short-term care facility is less than 180.0 metres to the lot line of any other lot occupied by a residential care facility or short-term care facility, the existing residential care facility or short-term care facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27)

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1.1

Interpretation of Boundaries

The outer boundary of the area covered by the Niagara Escarpment Plan is fixed and inflexible, and can be changed only by a Plan amendment. It is formed by a combination of such features as roads, railways, electrical transmission lines, municipal and property boundaries, lot lines, rivers and topographic features.

The internal boundaries between designations within the Plan, however, are less definite except where they are formed by such facilities as roads, railways, and electrical transmission lines. These internal boundaries, shown at a scale of 1:50,000, are not intended to be site specific and should not be used for accurate measurement. The exact delineation of designation boundaries on specific sites will be done by the implementing body through the application of the designation criteria (see Part 1) utilizing the most detailed or up-to-date information available and site inspections. Such designation boundary interpretations will not require amendments to the Niagara Escarpment Plan.

1.2

Land Use Designations

The area of the Niagara Escarpment Plan has been allocated among the following seven land-use designations:

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Minor Urban Centre
- Urban Area
- Escarpment Recreation Area
- Mineral Resource Extinction Area

The land-use designations are shown on Maps 1 to 9 of the Plan.

This part of the Plan explains the policies associated with each of these designations and the way in which land may be used throughout the area of the Niagara Escarpment Plan.

1.3

Escarpment Natural Area

Escarpment features and associated stream valleys, wetlands and forests which are relatively undisturbed are included within this designation.

These contain important plant and animal habitats and geological features and are the most significant natural

and scenic areas of the Escarpment. The policy aims to maintain these natural areas.

Objectives

1. To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas.
2. To encourage compatible recreation and conservation activities.
3. To maintain and enhance the landscape quality of Escarpment features.

Criteria For Designation

1. The least disturbed Escarpment slopes and related landforms associated with the underlying bedrock.
2. Where forest lands about the Escarpment, the designation extends 300 metres (1,000 feet) back from the brow of the Escarpment slope (e.g. Bruce Peninsula).
3. The most significant Areas of Natural and Scientific Interest (Life Science)
4. The most significant stream valleys and wetlands associated with the Escarpment.

Permitted Uses

Subject to Part 2, Development Criteria, the following uses may be permitted:

1. Existing agricultural operations.
2. Existing uses.
3. Single-family dwellings.

- 4. Non-intensive recreation uses such as nature viewing and trail activities except the use of trail bikes and all-terrain vehicles.
 - 5. Forest, wildlife and fisheries management.
 - 6. Archaeological activities.
 - 7. Essential transportation and utility facilities.
 - 8. Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them.
 - 9. Incidental uses (e.g. swimming pools, tennis courts) and site modifications required to accommodate them, provided that the impact on the natural environment is minimal.
 - 10. Uses permitted in approved Park Plans.
 - 11. Home occupations and cottage industries.
 - 12. Essential watershed management and flood and erosion control projects carried out or supervised by a public authority.
 - 13. Limited expansion of the existing small sandstone quarries subject to Part 2.10.
- New Lots**
- New lots may be created subject to the provisions of this section, and subject also to the applicable policies in Part 2,

Development Criteria, and official plans.

- 1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body.
- 2. Severances may be permitted to recreate original lots along original township lot survey lines (including the original lots in the Town Plot of Brooke) and to create 40 hectare (100 acre) lots along half-lot lines where the original township lot is 80 hectares (200 acres).
- 3. A farmer who has been farming a substantial number of years and is retiring from active working life may be permitted to sever one lot from the farm holdings on which to build a house for retirement.

14. Escarpment Protection Area

Escarpment Protection Areas are important because of their visual prominence and their environmental significance. They are often more visually prominent than Escarpment Natural Areas. Included in this designation are Escarpment features that have been significantly modified by land-use activities such as agriculture or

residential development, land needed to buffer prominent Escarpment Natural Areas, and natural areas of regional significance.

The policy aims to maintain the remaining natural features and the open, rural landscape character of the Escarpment and lands in its vicinity.

Objectives

- 1. To maintain and enhance the open landscape character of Escarpment features.
- 2. To provide a buffer to prominent Escarpment features.
- 3. To maintain natural areas of regional significance.
- 4. To encourage agriculture, forestry and recreation.

Criteria for Designation

- 1. Escarpment slopes and related land-forms where existing land uses have significantly altered the natural environment (e.g. agricultural lands or residential development).
- 2. Areas in close proximity to Escarpment slopes which visually are part of the landscape unit.
- 3. Regionally Significant Areas of Natural and Scientific Interest (Life Science).

Development Objectives

1. Growth generally should not extend into Escarpment Natural Areas or Escarpment Protection Areas.
2. Growth should be limited to minimize land-use conflicts (e.g. with agriculture) and, where appropriate, incorporate adequate screening and/or setbacks to reduce the visual impact on the Escarpment landscape.
3. Growth should be minor only, relative to the size and capacity of the settlement to absorb new growth, so that the rural heritage of the community is maintained.
4. Growth generally should take place as a logical extension of existing development in the form of planned groups rather than linear or scattered development. Expansion in depth rather than extension along existing roads is preferred.
5. Development proposals should be compatible with and provide for the protection or restoration of historic features or areas, archaeological sites and structures of architectural significance in accordance with Part 2.11.
6. Growth should be compatible with and provide for the protection of unique ecologic areas, wildlife habitats, streams and water supplies and other environmentally sensitive areas, both

inside and adjacent to the Minor Urban Centres.



Urban Area

This designation identifies urban areas in which the Escarpment and closely related lands are located. In some areas the Escarpment is still largely undeveloped although surrounded by existing development (e.g. Hamilton). In other areas, urban growth already has encroached substantially on the Escarpment (e.g. Warton).

Objective

To minimize the impact and further encroachment of urban growth on the Escarpment environment.

Criterion For Designation

Urban development and committed urban areas on or adjacent to the Escarpment as provided for in municipal official plans and/or secondary plans.

Urban Area designations are found within the following municipalities:

- City of St. Catharines
- Town of Grimsby
- Town of Stoney Creek

- Town of Ancaster
- City of Hamilton
- Township of Flamborough
- Town of Dundas
- City of Owen Sound
- Township of Derby
- Town of Warton
- Village of Lion's Head

Boundaries

The boundaries of the Urban Area designation generally reflect those areas within a municipality identified for urban development in municipal official plans and/or secondary plans.

Annexation of land by a municipality does not require an amendment to the Niagara Escarpment Plan. However, any change to the designations of the Niagara Escarpment Plan requires a plan amendment.

Permitted Uses and New Lots

The range of permitted uses and the creation of new lots will be subject to Part 2, Development Criteria, and the following development objectives as incorporated in official plans and bylaws that are not in conflict with the Niagara Escarpment Plan.

Development Objectives

1. All development should be of an

2.1 Introduction

The development criteria are to be applied to all development within the area of the Niagara Escarpment Plan in conjunction with the other policies of the Plan. These criteria deal with development in a variety of situations, and, therefore, all the criteria will not apply to every development.

Where the development permit system as established pursuant to *The Niagara Escarpment Planning and Development Act* and its regulations as amended is in effect, the development criteria shall be used in the consideration of development permit applications.

The development criteria will also be used as a basis for bringing local official plans and zoning bylaws into conformity with this Plan and in the administration of site-plan control approvals.

2.2 General Development Criteria

The objective is to permit reasonable enjoyment by the owners of all lots that can sustain development.

1. Permitted uses may be allowed provided that:

- a) The long-term capacity of the site can support the use without a substantial negative impact on Escarpment environmental features such as water quality, natural vegetation, soil, wildlife, population and visual attractiveness.
 - b) The cumulative impact of development will not have serious detrimental effects on the Escarpment environment (e.g. water quality, vegetation, soil, wildlife, and landscape).
 - c) The site is not considered hazardous to life or property due to unstable soil conditions or possible flooding.
 - d) Development meets applicable federal, provincial and municipal requirements including health and servicing requirements.
 - e) Development satisfies the requirements of the Foodland Guidelines and the Mineral Aggregate Resource Planning Policy.
2. Where a lot is located in more than one designation, development should be located on that portion of the lot located in the least restrictive designation.
3. Private sewage systems and water supplies associated with permitted uses require, where specified by statute, the approval of the Ministry of

the Environment or its agent, the local Medical Officer of Health, or the authority having jurisdiction in those matters.

4. Any development permitted should be designed and located in such a manner as to preserve the natural and visual characteristics of the area.

5. Where development involves new roads, road improvements or service corridors, their designation and alignment should be in harmony with the Escarpment landscape.

6. The design of subdivisions should be in harmony with and maintain the existing character of the Escarpment landscape.

7. Single family dwellings are limited to one per lot unless the residential use is accessory to agriculture in which case the criteria relating to agricultural uses may apply.

2.3 Existing Uses

The objective is generally not to disrupt existing uses.

1. An existing use, building or structure may expand or change in use, or be replaced when it can be sufficiently demonstrated that the objectives of the applicable designation of the Niagara Escarpment Plan are met.

2. Where an existing use has a substantial ecological or visual impact, the property owner shall be encouraged to bring the use into closer conformity with the objectives of the applicable designation of the Niagara Escarpment Plan (e.g. erect a fence around a wrecking yard or install manure storage facilities).

3. A building or structure may be rebuilt in the same location, of the same exterior size and use without a Niagara Escarpment Permit provided municipal requirements and the provisions of *Ontario Regulation 685* as amended, are met.

Lot Creation

The objective is to direct the formation of new lots to those locations that are the least environmentally sensitive.

1. Lot creation, including lots created within Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, shall be subject to the requirement of official plans and bylaws and the criteria set out below.

2. New lots to meet residential needs should be created primarily in designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas.

3. New lots to provide recreational opportunities should be created primarily in designated Escarpment Recreation Areas and in some Minor Urban Centres.

4. Ribbon or strip development should be prevented.

5. The size and configuration of new lots shall be subject to the requirements of official plans and bylaws and the objectives of the designation.

6. In Escarpment Rural Areas, new lots created by low-density rural plans of subdivision or condominium must satisfy the following criteria:

a) The location, design, size and density retain the open rural landscape and protect the natural features.

b) The design is in harmony with the existing heritage features and heritage areas of the Escarpment landscape.

7. Prior to commenting upon a rural estate development, the implementing authority shall consider:

a) the number, distribution and density of vacant lots in the area;

b) the additional lots that may be created in conformity with the Plan; and

c) the consequences of the development of the lots with regard to the objectives of the designation.

8. The creation of new lots should comply with the requirements of Foodland Guidelines.

9. Where a lot is proposed in more than one designation, the severance policy of the least restrictive designation shall apply. There should be sufficient area in the least restrictive designation to accommodate the development.

10. New lots created by consent shall front onto an existing public road which is of reasonable standard of construction and generally maintained all year round.

11. Public bodies and private persons are encouraged to consolidate existing vacant lots to establish new lots of such a size as to permit uses consistent with the objectives of the designation in which they are located.

New Development Affecting Steep Slopes and Ravines

The objective is to ensure that new development affecting steep slopes (e.g. Escarpment slopes, rock faces, and talus slopes) and ravines does not result in environmental damage or in unsafe conditions.

1. The crest or brow and toe of the slope or ravine shall be established by means of a site inspection by the implementing authority and these lines will be plotted on proposed development plans.

2. The implementing authority will establish a minimum development setback from the brow or crest and toe of a slope or ravine and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur.
3. Where this setback cannot be achieved on an existing lot of record on a steep slope, the setback may be varied or eliminated to the satisfaction of the implementing authority.
4. An engineering report shall be prepared by the applicant if the existing or future stability of the slope or ravine is in question.
5. The setback for all unstable slopes should be equal to a distance of twice the vertical depth of the ravine plus six metres (20 feet), measured from the toe of the slope, unless the application to build is supported by a professional engineer's report in support of a lesser distance.
6. Structures of any kind unless permitted by the policies of this Plan should not be placed on slopes in excess of 25 per cent (1 in 4 slopes).
7. During development, a screen of appropriate fencing material (e.g. snow fencing) should be established approximately three metres (10 feet) from the crest of the slope in order to prevent any dumping.
8. Development (e.g. ski facilities) should

be designed in such a way as to minimize the disturbance and ensure the stability of Escarpment and ravine slopes.

2.2.0 New Development Affecting Water Resources

The objective is to ensure that new development adjacent to streams, lakes and wetlands will have a minimum adverse effect on water quality and quantity.

Water Quality

1. Changes to the natural drainage should be avoided.
 2. No sewage system should be allowed closer than 30 metres (approximately 100 feet) from:
 - a) the high water mark of any lake;
 - b) the top of a stream bank or ravine; or
 - c) the edge of any wetland.
- Where this setback cannot be achieved on an existing lot of record the distance may be varied to the satisfaction of the Ministry of the Environment or its designated agent.
- a) Only the smallest practical area of land should be exposed at any time during the development.

- b) When land is exposed during development the exposure should be kept to the shortest practical period of time.
- c) Natural features such as tree groves, grades and waterways should be preserved.
- d) Temporary vegetation and/or mulching should be used to protect critical areas exposed during development.
- e) Final landscaping and vegetation
3. A setback for other development will be established from each side of a stream, river bed, lakeshore or wetland necessary to maintain existing water quality. The width of this buffer shall be determined by the implementing authority in consultation with the Ministry of the Environment, conservation authority and the Ministry of Natural Resources, which shall consider:
 - a) soil type;
 - b) types and amounts of vegetation cover;
 - c) slope of the land;
 - d) fish and wildlife.
4. No alteration of the natural grade or drainage shall occur within the setback where, in the opinion of the implementing authority, such action would adversely affect surface and/or groundwater resources.
5. The cutting of trees within the setback

is regulated by Part 2.8, Development Criteria.

6. Where in the opinion of the implementing authority a potential ground or surface water pollution problem exists, the applicant shall detail through appropriate studies, the detrimental effects and how they will be minimized.

7. During development, the following sediment and erosion control practices should be carried out:

- a) Only the smallest practical area of land should be exposed at any time during the development.
- b) When land is exposed during development the exposure should be kept to the shortest practical period of time.
- c) Natural features such as tree groves, grades and waterways should be preserved.
- d) Temporary vegetation and/or mulching should be used to protect critical areas exposed during development.
- e) Final landscaping and vegetation should be installed as soon as practical following completion of the development.
- f) Top soil should not be removed from the site, but rather, should be stored and redistributed as a suitable base for seeding and planting.
- g) Sediment control devices should be

installed to remove sediment from run-off due to changed soil surface conditions during and after construction.

h) Construction in or across a watercourse or wetland should be appropriately timed to minimize impacts on fish and wildlife habitat.

Flood Plains

8. No building or structure shall be permitted in identified flood plains except where the building or structure has been approved by the municipal council, the conservation authority and/or the Ministry of Natural Resources in accordance with established floodplain management and development criteria.

9. Watershed management and flood and erosion control projects shall be carried out in accordance with the standards, policies or guidelines of the Ministry of Natural Resources and/or conservation authority.

10. Where possible, such projects should be designed and located to avoid or minimize the impact on wetlands, wildlife habitat, source areas, streams, steep slopes and other areas of visual and environmental significance.

11. Where possible, ponds should be designed as offstream devices with bottom draw-off control structures.

12. Water management and flood and erosion control projects should be designed so as not to adversely affect downstream water quality, quantity and adjacent lands.

13. When considering a new project the implementing authority shall consider the number, distribution and location of these works within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management policies/activities of the Ministry of the Environment, Ministry of Natural Resources and the conservation authority.

Private Ponds

14. Private ponds shall be constructed and maintained in accordance with the requirements of the Ministry of the Environment, Ministry of Natural Resources, conservation authority and/or Ministry of Agriculture and Food. Permits issued by the Ministry of Natural Resources pursuant to *The Lakes and Rivers Improvement Act* are required for ponds in association with water courses.

15. Private ponds should be designed and located to avoid or minimize the impact on wetlands, fish and wildlife habitats, source areas, steep Escarpment slopes and other areas of visual

and environmental significance.

16. Private ponds should be designed, wherever it is deemed to be necessary, by the Ministry of the Environment, Ministry of Natural Resources, conservation authorities or the Ministry of Agriculture and Food, as offstream devices with bottom draw-off control structures.

17. Ponds should be designed so as not to adversely affect downstream water quality, quantity and adjacent lands.

18. When considering an application for a new pond, the implementing authority shall consider the number, distribution and location of ponds within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management program of the Ministry of the Environment, Ministry of Natural Resources and the conservation authority.

New Development Within Wooded Areas

The objective is to ensure that new development should preserve as much as possible of wooded areas.

1. Disturbance of treed areas should be minimized, and proposed develop-

ments in heavily treed areas shall have site plan agreements containing specific management details regarding the protection of existing trees.

2. Trees to be retained should be protected by means of snow fencing, wrapping, or other acceptable means during construction (e.g. tree wells).

3. Existing tree cover or other stabilizing vegetation will be maintained on slopes in excess of 25 per cent (1 in 4 slope).

Forest Management

The objective is to maintain and enhance the forests and associated animal and plant habitats.

1. All cutting of trees requires approval from the implementing authority with the following exceptions:

a) The cutting or other destruction, removal or pruning of trees carried out under *The Crown Timber Act*, *The Forestry Act*, *The Woodlands Improvement Act*, *The Municipal Act* and *The Conservation Authorities Act*, or in accordance with programs recommended by the forestry staff of the Ministry of Natural Resources.

b) The cutting or other destruction,

removal or pruning of trees for domestic purposes.

c) Where there are specialized tree crops, such as Christmas tree farms, nurseries, or orchards, where clear cutting or removal and replanting is a normal part of the operation.

d) Where trees create a hazard.

e) To facilitate approved permitted uses.

2. Approval to cut is conditional upon:

a) Using tree-cutting methods designed to minimize adverse effects on the natural environment including surface drainage and groundwater.

b) Minimizing disruption of habitats for plants and animal species occurring in the area.

c) Retaining the diversity of tree species.

d) Aiming over the long term to retain or enhance the quality, appearance and productivity of the forest site.

e) Minimum cutting within highly sensitive areas such as steep slopes, unstable soils and stream valleys, and areas of high groundwater infiltration.

3. Notwithstanding 1. above, all public bodies shall submit details of tree-cutting plans to the Ministry of Natural Resources for approval before entering into any agreement involving the cutting of trees.

4. Reforestation using native tree species shall be encouraged by both provincial and municipal authorities, particularly in areas of shallow and unstable soils, steep slopes, stream valleys, headwaters and groundwater infiltration areas critical to the maintenance of the quality and quantity of natural streams and water supplies; also, to restore open abandoned sub-marginal agricultural land to productivity by growing a forest crop.

5. Any tree-cutting program should include natural regeneration or rehabilitation through reforestation where necessary.

6. Tree cutting in an Area of Natural Scientific Interest (Life Science) which is in public ownership will be permitted where it is necessary to maintain the values for which the area was acquired, for emergency access, where existing agreements are in effect or to implement uses permitted in approved Park Plans.

2.10 Agriculture

The objective is to protect lands with a high agricultural capability.

1. Development and the creation of new lot including provision for a new lot

for a retiring bona fide farmer, should comply with the requirements of the Foodland Guidelines.

2. Municipal official plans may permit an additional dwelling(s) (including a mobile home) accessory to a farm operation, for a member of the farm family or for farm help engaged full-time on the farm. Such a dwelling should be located within the farm cluster and a separate lot shall not be created for it.

2.10 Mineral Resources

The objective is to minimize the impact of new mineral extraction operations and accessory uses on the Escarpment environment.

1. Extractive operations including wayside pits and haul routes shall not conflict with the following criteria:
 - a) The protection of sensitive ecological, geological, historic and archaeological sites or areas.
 - b) The protection of surface and groundwater resources.
 - c) The maintenance of good agricultural land in accordance with the Foodland Guidelines.
 - d) The minimization of the adverse impact of extractive and accessory

operations on existing and approved residential development.

e) The preservation of the natural and cultural landscapes as much as possible during extraction and after rehabilitation.

2. For quarries licensed prior to June 12, 1985, no extraction shall take place at any point nearer to the brow of the Escarpment than 90 metres (300 feet) measured horizontally. For new quarry operations, no extraction shall take place at any point nearer to the brow of the Escarpment than 200 metres (600 feet) measured horizontally or any greater setback required by the implementing authority.

3. As a condition of the licence the extractive operation shall be screened while it is in progress and, where possible, prior to extraction in a manner compatible with the surrounding visual environment.

4. Screening shall incorporate the following:

- a) Overburden material supplemented with native tree and shrub plantings should be utilized for screening purposes.
- b) Tree screen plantings are to be of compatible species and sizes to permit only very limited visual contact from the surrounding landscape.

- c) All plantings should be properly maintained to ensure continued survival and good growth rates.
5. Wherever possible, rehabilitation shall be progressive as the extraction proceeds. Where it is not practical to rehabilitate immediately to the planned after use, interim rehabilitation shall occur.
6. Rehabilitation shall incorporate the following:
- a) Excess topsoil and overburden are to be retained and stabilized for future rehabilitation.
 - b) All excavated pit walls are to be regraded to a slope of 3 to 1 or less except in regions where topsoil and fill materials are scarce. In such areas finished slopes may be no steeper than 2 to 1. Exposed sections of pit or quarry faces may be left unrehabilitated for aesthetic or educational purposes as incorporated into an approved after-use plan.
 - c) Vegetation, including seeding, crops or trees and shrubs, shall be planted as soon as possible following finished grading.
7. Proposed wayside pits and quarries shall also be subject to the following:
- a) An application for a wayside permit shall be accompanied by a sketch map drawn to scale indicating property features, present pit areas, excavation faces, areas to be excavated and other areas to be used.
 - b) An application for a wayside permit shall be accompanied by a rehabilitation statement or plan compatible with the proposed operation and the land use in the area.
 - c) The comments of affected municipalities will be solicited on applications for wayside permits for provincial road construction purposes.
 - d) Wayside permits for municipal road construction purposes in the Escarpment Protection Area will be restricted to sites previously disturbed by extractive operations (e.g. previous wayside pits or quarries, and abandoned pits or quarries).
 - e) The opportunity to use mineral aggregate resources which would not be otherwise commercially developed, including abandoned pits and quarries, shall be considered prior to issuing a wayside permit.
 - f) A wayside permit expires on the completion of the project or contract or one year after its issuance, whichever occurs first. Application for renewal or a new permit for the completion of the project or contract will be considered.
 - g) An estimated tonnage limit shall be determined based on the requirement of the project or contract and will be placed as a condition on the permit at the time of issuance.
 - h) Terms and conditions related to the method of operation and rehabilitation shall also be placed on the permit at the time of issuance.

Heritage

The objective is to maintain the heritage resources of the Niagara Escarpment Plan Area.

1. Care shall be taken to preserve known archaeological sites (especially native burial sites) or areas where such sites might reasonably be expected to exist.
2. Existing heritage features, areas and properties should be retained and reused. To determine whether such actions are feasible, consideration shall be given to both economic and social benefits and costs.
3. New development including reconstruction and alterations should be in harmony with the areas character and the existing heritage features and building(s) in general mass, height and setback and in the treatment of architectural details, especially on building facades.

4. Where new development involves a heritage feature it should express the feature in some way. This may include one or more of the following:

- a) preservation and display of fragments of the former buildings features and landscaping;
- b) marking the traces of former locations, shapes and circulation lines;
- c) displaying graphic verbal descriptions of the former use;
- d) reflection of the former architecture and use in the new development.

5. Where development will destroy or significantly alter cultural landscapes or heritage features, actions should be taken to salvage information on the features being lost. Such actions could include archaeological salvage excavation, and the recording of buildings or structures through measured drawings or photogrammetry.

Recreation

The objective is to minimize any adverse impact of recreational activities on the Escarpment environment.

1. All recreational activities should be designed and located so as not to conflict with surrounding land uses (e.g. agriculture) and be compatible

with the natural and cultural character of the area.

2. Intensive recreational activity is intended to occur primarily in the designated Escarpment Recreation Areas and in the parks of the Niagara Escarpment Parks System established for this purpose.

3. Recreational uses should not exceed the carrying capacity of a site or area.

4. Trails will be located and designed so as not to adversely affect adjoining private landowners.

5. Motorized vehicle trails are encouraged to use abandoned pits or quarries, abandoned railway lines or unused township roads where disruption of the natural environment would be minimal.

6. Trails will be located and designed to avoid wherever possible steep slopes, wetlands, erosion-prone soils, and ecologically sensitive areas such as deer-wintering yards and significant plant and animal habitats and Areas of Natural and Scientific Interest.

7. Where existing trails are in locations that cause environmental deterioration, relocations to a less critical location shall be encouraged.

8. Trail design, construction and management should ensure the safety of trail users.

Areas of Natural and Scientific Interest

The objective is to maintain the scenic, scientific, educational and interpretive values of the most significant Areas of Natural and Scientific Interest.

1. Any development within Areas of Natural and Scientific Interest, as identified by the Ministry of Natural Resources, should be such that the scenic, scientific, educational or interpretive value of such areas is substantially maintained.

2. A setback for development should be established for Areas of Natural and Scientific Interest or features therein by the implementing authority in consultation with the Ministry of Natural Resources wherever it may be determined that such setback is necessary to protect the scenic, scientific, educational or interpretive value of such areas.

3. New development within Areas of Natural and Scientific Interest should be assessed in terms of its long-term impact on the site and/or features, and permitted where the site can support the use without substantial negative impacts on the scenic, scientific, educational or interpretive value of such areas or features.

2.1.4 Transportation and Utilities

The objective is to design and locate new and expanded transportation and utility facilities so the least possible change occurs in the environment and the natural and cultural landscape.

1. All new and reconstructed transportation and utility facilities shall be designed and located to minimize the impact on the Escarpment environment and be consistent with the objectives of this Plan. Examples of such site and design guidelines include the following:

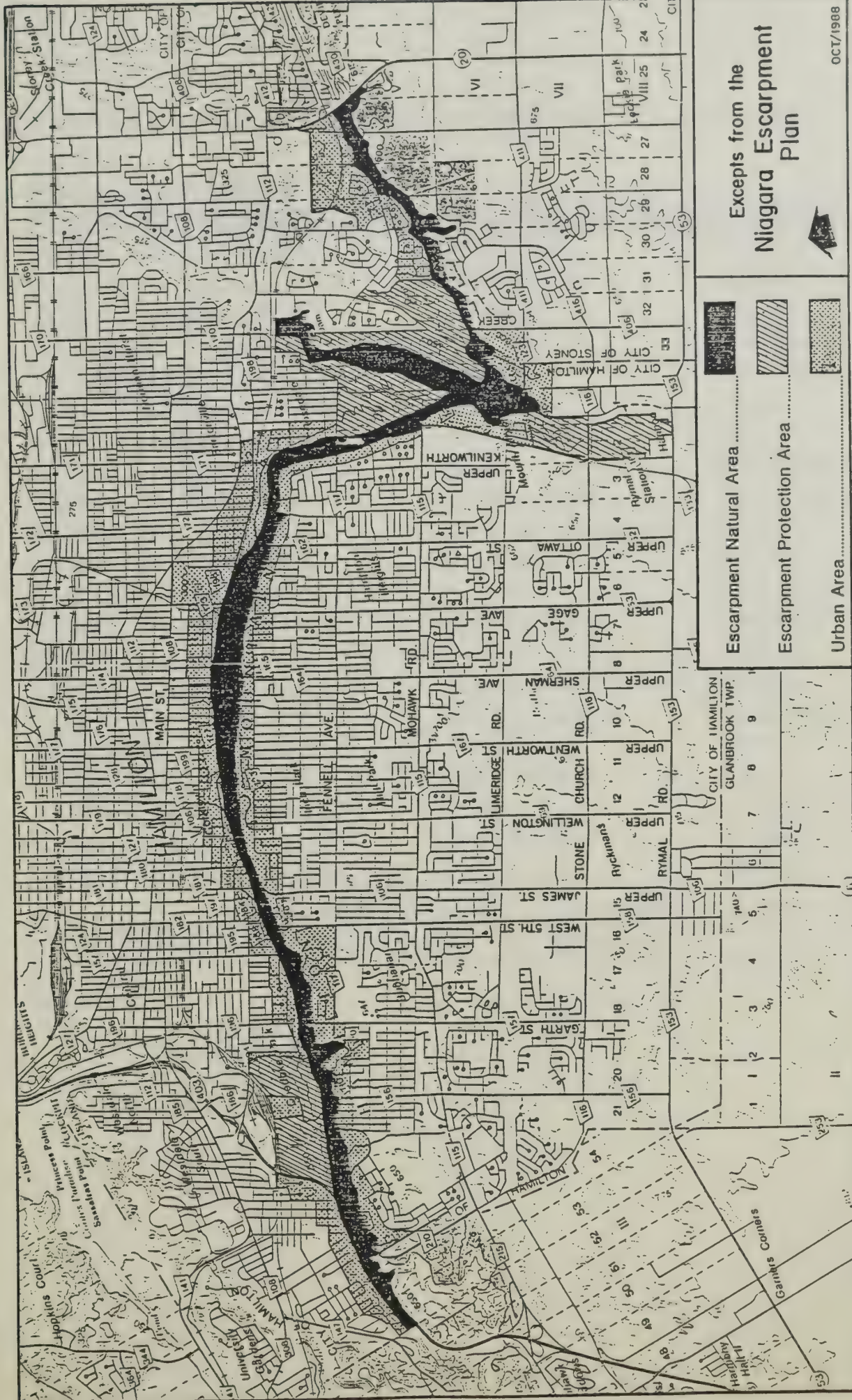
- a) Blasting, grading and tree removal should be minimized where possible through realignment and utilization of devices such as curbs and gutters, retaining walls and tree wells.
- b) Finished slopes should be graded to a 2 to 1 slope minimum and planted; large cuts should be terraced to minimize surface erosion and slope failure.
- c) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape.
- d) Vegetation screens should be used where feasible.
- e) Transportation and utility structures should be sited and designed to minimize visual impact.

f) A development setback from the Escarpment brow for utility structures will be established by the implementing authority to minimize visual impacts.

g) Transmission towers (e.g., microwave and television towers) should be located in areas where similar facilities exist provided the areas carrying capacity is not exceeded.

h) The visual impact of utility structures and service roads should be minimized by siting, structural design, colouration and landscape planting in order to minimize the impact on the Escarpment environment.

2. New transportation and utility facilities should avoid Escarpment Natural Areas.



CENTRAL AREA DEVELOPMENT SUMMARY REPORT 1989

Zoning Applications				
File No.	Nd	Location	Description	Status
ZA 86-75	Ce	174 Main St. W.	H-1(CCP) > H-1	Approved.
ZA 86-100	Du	160 Jackson St W.	H-1(CCP) > H-1	Approved
ZA 86-101	Be	80 John St. N.	J > CR-3	Approved
ZA 87-32	Co	194 Forest Ave.	D/J > DE-3	Completed
ZA 87-130	Co	191 Jackson St. E.	H/E > E	Public Meeting
ZA 88-11	Co	132 Jackson St. E.	L-mr-2 > E-1	Closed
ZA 88-97	Ce	204 Hess St. N.	G-3 > RT-3	Approved
ZA 88-98	Ce	"Tiffany Block"	K > E	Public Meeting
ZA 89-04	Sa	55 Queen St. N.	J > CR-2 (E-3)	Amend to E-3
ZA 89-05	Du	10 Herkimer St.	Demolition & Expansion	Approved
ZA 89-18	NW	469 Bay ST. N.	Legalize Business	Circulated
ZA 89-60	Co	186 Hunter St. E.	J > H	P&D Approval
ZA 89-62	Ce	43 Caroline St. N.	E-3 > Temp. Parking	Circulated
ZA 89-67	Co	18 Main St. E.	I > Mod. I	Approved
ZA 89-69	Co	167 Hunter St. E.	E-3 > Allow Office	Approved
ZA 89-73	Du	17 Main St. W.	HI(CCP) > Mod. HI	Public Meeting
ZA 89-76	Co	206 Jackson St. E>	E > Mod. E	Circulated
ZA 89-81	Du	130 Bay St. S.	E-3 > Amend. E-3	Denied
ZA 89-108	Co	117 Jackson St. E.	I > H	Circulated
ZA 89-119	Co	65 Walnut St. S.	E-1 > Amend E-1	Circulated
ZA 89-129	Ce	119 James St. N.	L-C/H > H	Circulated

Ce: CENTRAL Co: CORKTOWN Du: DURAND Be: BEASLEY St: STINSON
 Sa: STRATHCONA NW: NORTH END WEST NE: NORTH END EAST

SUMMARY

Total Area Re-Zoned:	46,379 m2
Total Commercial Area:	17,351 m2
Apartment/Condominiums:	1,405 Units
Townhouses:	6 Units

CENTRAL AREA DEVELOPMENT SUMMARY REPORT 1989

Site Plan Applications				
File No.	Nd	Address	Project Description	Status
DA 87-122	Be	Beasley: 20 Jarvis St.	9 Storey, 57 Unit Apt.	Referred to Bldg. Dept.
DA 88-04	Ce	Central: 255 York Blvd.	Gas Bar & Building	Developer Change
DA 88-39	Du	85 Robinson St.	"Thistle Club" Project	New Site Plans
DA 89-03	Ce	81-91 Cannon St. W.	28 Unit Res. Condo	P&D App/ Site for Sale
DA 89-04	Du	67 Caroline/156 Jackson	21 Storey, 96 Unit Apt.	P&D Approval
DA 89-31	Du	99 Duke/191 Bay St. S.	Professional Offices	P&D Approval
DA 89-33	NW	565 James St. N.	Townhouses	P&D Approval
DA 89-39	Ce	17 Main St. W.	145 Unit Snr. Apt.	Circulated
DA 89-42	Ce	174 Main St. W.	278 Unit Res. Condo	Circulated
DA 89-54	Be	33 Wellington St. N.	2 Storey Brick Office	P&D Approval
DA 89-56	Ce	70 Hess St. N.	Additions to "Barn"	P&D Approval
DA 89-66	Ce	185-191 Hess St. N.	2 Storey Comm/Res	Circulated
DA 89-70	Be	161 Rebecca St.	Renovate Existing Bldg.	Circulated
DA 89-102	Be	190 King William St.	"Theatre Aquarius"	Circulated

Ce: CENTRAL Co: CORKTOWN Du: DURAND Be: BEASLEY St: STINSON
 Sa: STRATHCONA NE: NORTH END EAST NW: NORTH END WEST

SUMMARY

Total Area of Site Applications: 41,251 m2
 Total Commercial Area: 4,254 m2
 Apartment/Condominium Units: 851 Units
 Townhouse Units: 6 Units

CENTRAL AREA PLAN
IMPLEMENTATION COMMITTEE PROGRAM
1990.
(TENTATIVE).

MONTH.

SUBJECT.

JANUARY 19	IMPLEMENTATION/STAFFING; PUBLIC RELATIONS.
FEBRUARY 16	WORK PROGRAM PRIORITIES.
MARCH 16	HOUSING INTENSIFICATION
APRIL 20	AFFORDABLE HOUSING
MAY 18	CBD STUDY.
JUNE	
JULY	
AUGUST 17	
SEPTEMBER 21	
OCTOBER 19	
NOVEMBER 16	
DECEMBER 21	



The Armorial Bearings of
Forsyth of that ilk

OFFICE OF CHARLES H. FORSYTH
200 Main Street East
Hamilton, Ontario, L8N 1H3
(416) 522-9900

C46N HBLA05
CS1P4C

February 5, 1990

M E M O R A N D U M

To: Members of CAPIC

From: Charles Forsyth

- 1 To avoid a lengthy report to CAPIC members by your Chairman, I am using this approach, which enables you to tune out at any time. On the other hand, it might serve to generate some ideas in response to the items of this Memorandum. All of which might be productive for CAPIC.
- 2 Report on actions taken:
 - a) On behalf of CAPIC R Elman, G Simmons and I met with Alderman McCullough, regarding the possibility of his assuming a 'participatory role' with CAPIC, and becoming thereby the key link with our P & D political masters. The meeting was most helpful, and I expect positive results to flow our way in due course, via the P & D Committee and Council.
 - b) On behalf of CAPIC, I sent off correspondence to the senior staff of the Planning department (the commissioner et al), reviewing the matters discussed with them in two earlier meetings (in company with R Elman, G Simmons and D Brown). The purpose of this correspondence is to seek support for a strengthening of staff resources in the Local Planning/CAPIC-related areas of the Planning Department's zone of work. We will await response, and then move to place concerns before the political groups engaged in the 1990 budget process.
 - c) On behalf of CAPIC, I appeared at meetings of the City P&D Committee in connection with our reactions to the James Mountain Road proposals; and then at the regional engineering committee. The intervention was well received and tied in neatly with responses from Mayor, Aldermen and citizen groups (individuals). You will find further comment on this matter elsewhere in this Memorandum.
 - d) Because Mark Hornell's staff-level approaches to the Harbour Commission, suggesting a meeting re the Marina proposal, met with a less than forthcoming response, I have written to the (new)

2...

Chairman of the Commissioners, suggesting the usefulness of such an opportunity for a briefing/discussion process. With bated breath, I await a response!

3 In response to concerns expressed, quite properly, by John Eyles regarding the sagging participation in CAPIC by some sectors of membership, I am suggesting that we begin to correct the situation by such steps as the following:

i - requesting presentations by the Public/Seperate School Education Boards re education services in the Central Area - including how they see the changing demographics of the area in relation to school facilities, and how they project the development of new support or adjunct services to neighbourhoods in the Central Area. The issue being - as the area changes, how do the schools intend to change accordingly!?

ii - requesting the three (?) BIA's within the Central area to report on their operations, with particular emphasis on:

- positive results, if any, from projects of urban/street enhancement
- present status of commerce in their areas;
- problems/opportunities they see on the near horizon...and how other urban responses can help the BIA's in achieving their goals.

4 I am also of the opinion that CAPIC needs to create some form(s) of Public Information activity...to gain visibility, and more importantly, to do some much-needed consciousness-raising (especially within the Central Area neighbourhoods). I am not suggesting that CAPIC depart from its scrupulous procedures of reporting to our political masters. I am suggesting that in respect of matters where our positions have gone through the P&D and other channels...and in respect of general concerns re urban priorities and urban design, etc. (in line with the Central Area Plan)...that CAPIC issue periodic bulletins and in other ways report to our 'citizen-customers'. Example - team up with LACAC, Urban Design people, CBD people and see if we can get a commitment from Channel 12 - possible topic: "A VISION FOR HAMILTON" (with an appropriate nod to HRH the Prince of Wales). A series of 3 or 4 programs.

5 A final item, by way of return to the James Mountain Road.

3...

The following excerpt comes from Roberta Brandes Gratz's (Simon & Schuster) book: "The Living City", a lively compendium of examples from here and there (including Toronto) on how monster urban projects/programs ('megaprojects') are almost always wrong and destructive in their results, while "thinking small in big ways works" (p. 22)

Ms Gratz usefully explores instances of the potential of local (community) development corporations. I believe that CAPIC needs to do some policy-suggesting homework in this area to aid our political masters in finding effective ways to achieve coalitions that will enable us to think/do small in big ways.

However, I thought that in the context of the James Mountain Road the following is apposite:

The received wisdom of today belongs more and more to experts who hold their licenses without ever having asked themselves or having been asked whether intimate experience with the subject at hand might in any particular way be relevant to their qualifications.

—MURRAY KEMPTON, columnist

In a small town on eastern Long Island, an aging bridge spans a juncture where fresh marshland water flows into a large pond. When it was necessary some years ago to rebuild the bridge, the mayor sought financial help from the federal government, since the cost of repairing the bridge was more than half the village's annual budget.

Federal engineers, however, claimed that simply repairing the bridge would add no more than ten years to its life and therefore would not be cost efficient. Only by widening the bridge by two lanes, they argued, would long-term repair be possible. Adding two lanes, however, would require widening and straightening the curved road that provided access to the bridge and condemning adjacent parkland. This additional work would both disturb the ecologically fragile marshland and considerably escalate the project cost.

It is a familiar dilemma: A modest problem triggers an out-of-scale solution that can be achieved only at an unnecessary economic and physical cost. Local residents, sensitive to aesthetic and ecological issues, oppose the solution and are accused of opposing progress. Local elected officials rationalize the damage rather than reject a large sum of federal money. Proponents argue that the negative impacts are the inevitable price of progress. And the federal bureaucracy—rigid, regulation-heavy and remote—is unfit to respond to varying local needs.

For several decades now, large and small American communities have been facing this kind of Catch-22 development dilemma, too often making the wrong choice. Overscaled, overpriced projects are imposed where smaller, less costly, equally productive and more aesthetically satisfactory solutions would do.

So there!

P.S. I have asked Mark Hornell to see if he can obtain copies of the Region's October 31, 1989 study/policy paper:

DIRECTIONS FOR THE NINETIES:
BUILDING A HEALTHY, SUSTAINABLE REGION

CAPIC members will find it interesting and useful.



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

NOTICE OF MEETING

Friday, February 16, 1990

9:00 a.m.

Room 233, Hamilton City Hall

Miss Kathy Deiter
Urban Municipal Library
Hamilton Public Library
55 York Boulevard
Hamilton, Ontario
L8R 3K1

David Godley

David Godley, CAPIC Co-ordinator
(546-4229)

AGENDA

1. Chairpersons's Remarks - Charles Forsyth.
2. Members' Reports (two minutes maximum).
3. Minutes of Meeting held January 19, 1990.
4. Matters arising from the Minutes.
 - Status of St. Mark's Church
 - Status of Thistle Club Project
 - Status of Theatre Aquarius Project
 - Marina Proposal
 - Attendance at Meetings
 - Political Liaison
 - CAPIC letter to Senior Planning Staff
 - Transfer of N.E.C. Jurisdiction to City
 - CAPIC comments on rezoning (ZA-89-129 and ZA-90-06)
5. CAPIC Public Image (DISCUSSION). No copy.
6. CAPIC Work Program Priorities (attached) Presentation by David Godley (FOR DISCUSSION).

7. Institutional Land Uses in the Central Area (attached). Presentation by David Godley (FOR DISCUSSION).
8. Central Area Development Update (to be distributed). Presentation by David Godley (FOR INFORMATION AND CONSIDERATION).
9. Central Business District Study Update. Presentation by Andrea Kloet (FOR INFORMATION AND DISCUSSION). No copy.
10. Urban Design Committee recommendation on the T.H. and B site and environs (attached). Presentation by David Godley (FOR ACTION).
11. Downtown Marketing Strategy - Economic Development Department Presentation (FOR INFORMATION AND DISCUSSION). No copy.
12. Information and Other Business.
13. Agenda and Time for next meeting.

Colour Key

Use	Blue
Form	Buff
Movement	Green
Economy/Health	Pink
Implementation/Administration/Other	White

M.H.:NS

A:\CAPIC.MIN

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

MINUTESCENTRAL AREA PLAN IMPLEMENTATION COMMITTEECity Hall, Room 233Friday, January 19, 1990MEMBERS ATTENDING

Charles Forsyth - Chairperson
Arthur Lomax
Russell Elman
Gil Simmons
Gloria DeSantis
John Eyles
Ozzie Ferguson
Helen Nemeth

First Place
Hamilton Automobile Club
Durand Neighbourhood Association
North End Neighbourhoods
Social Planning and Research Council
McMaster University
United Senior Citizens of Ontario
Beasley Neighbourhood

REGRETS

Bruce Charlton
Kay Nolan
Diane Brown
Andrew Mackenzie
Francois Roesch
Gabriel Etele
Mark Boyak
Anne Stewart
Bruce Rankin

Past Chairperson
Separate School Board
Hamilton and District Chamber of Commerce
Hamilton and District Labour Council
Corktown/Stinson
Downtown B.I.A.
Hamilton Real Estate Board
Hamilton Board of Education
Hamilton Society of Architects

STAFF

Sylvia Renshaw
Luc Piccioni
David Godley
Mark Hornell
Andrea Kloet
Steve Czajka

Economic Development
Regional Planning
Neighbourhood Planning
Neighbourhood Planning
Local Planning
Local Planning

VICE-CHAIRPERSON'S REMARKS

1. Charles Forsyth started the meeting. He stated that he had received correspondence from a citizen of Hamilton, Douglas Monk, in reaction to the proposed Harbour expansion concerning the apparent shutting of public access to the waterfront due to the Harbour Commission's proposed marina expansion. He also noted concerns regarding the evening flat rate for parking in the Central area.

REGIONAL HEADQUARTERS UPDATE

2. Dale Turvey gave a presentation on the proposed regional Headquarters. He outlined the two options: a free standing option and an attached option. Space requirements are approximately 200,000 square feet and 850 parking stalls.
3. Russell Elman asked why there appeared to be above ground parking provided. He suggested that the space could be created as landscaped greenspace.
4. Dale Turvey said the process is only at a concept stage. There will be more detail later.
5. Arthur Lomax asked what will be the height comparison between the City Hall and the proposed Regional Headquarters.
6. Dale Turvey said that they both would be the same height.
7. Arthur Lomax asked if the second concept incorporated a fifteen year view for expansion.
8. Dale Turvey said that for the second concept the floor plate is not very efficient, therefore another floor would be added rather than expanding outwards.
9. Russell Elman asked whether this proposal was being developed in context of the Central Area Plan and the Durand Neighbourhood Plan.
10. Gil Simmons noted that pedestrians regularly use City Hall as a pedestrian route from Main St. to Hunter St.
11. Dale Turvey said the architect was aware of the pedestrian movement and it would be accommodated in any final design.
12. Russell Elman pointed out that the whole area should be planned now that we have the chance.
13. Gil Simmons said Buffalo City Hall has small commercial stores on the first floor.
14. Dale Turvey said on an interim basis this idea could be considered for the Regional Headquarters.

15. Arthur Lomax asked how the proposed underground garage compares to the existing garage.
16. Dale Turvey said the new parking structure would be designed for high efficiency use.
17. Arthur Lomax asked whether the church on the other side of Hunter Street across from MacNab Street would be bought and included in the development plans.
18. Mark Hornell said the church was located in the proposed MacNab Heritage District.
19. Arthur Lomax expressed concern whether there would be a makeshift add-on in the future.
20. Dale Turvey said the concept was to centralize only as necessary.
21. Charles Forsyth thanked Dale Turvey for his presentation.

James Mountain Road

22. John Eyles presented the draft report.
23. Charles Forsyth, seconded by Gil Simmons, moved to adopt the report as presented. Motion was carried.
24. Russel Elman said a CAPIC representative should be at the Engineering Services Committee meeting on January 29, 1990. This would build the image of CAPIC.
25. David Godley asked if a Planning Department representative should also be present.
26. Charles Forsyth said David would represent CAPIC at the next meeting of the Planning and Development Committee.
27. Sylvia Renshaw suggested that Charles as Chairperson of CAPIC should be at both meetings.
28. Charles Forsyth said he would be at both meetings. (ACTION - Charles Forsyth)

Hamilton Harbour Marina Expansion

29. Mark Hornell conveyed information received over the phone from Chuck Towsley. He stated that the H.H.C. consultants, M. L. Dillon, would have a report finished in the spring for presentation to the Federal Environmental Assessment Review Office.
30. Gil Simmons said that at the last Hamilton Harbour Commission Open House the supply comment sheets ran out before everyone arrived.
31. Charles Forsyth suggested CAPIC hold a special meeting on the proposed Marina project, to be held at the Hamilton Yacht Club if possible, with a presentation by the Hamilton Harbour Commission staff. This would enable CAPIC to give their views to the H.H.C. directly.

(ACTION - Mark Hornell)

32. Russel Elman said the new commissioner, Mr. Peterson, should be invited to this special meeting.

(ACTION - Mark Hornell)

Member's Reports

33. Gloria DeSantis said that she has detailed statistical information regarding each neighbourhood.
34. John Eyles expressed concern at diminished attendance at CAPIC meetings, particularly by economic and business representatives. He suggested this be addressed more formally.
(ACTION - Mark Hornell)
35. Russell Elman asked about the status of St. Mark's Church.
36. Mark Hornell said more information will be known when the Parks and Recreation report is publically available at 5 p.m. this evening.
37. Russell Elman asked who prepared it.
38. Mark Hornell said the report is signed by Robert Sugden, Commissioner of Culture and Recreation and Alex Georgieff, Director of Local Planning.
39. Russell Elman asked if St. Mark's Church have filed an appeal with O.M.B.
40. This was checked and it was found that an appeal had been lodged.
41. Russell Elman said that it should be checked whether the report is past its deadline.
(ACTION - Mark Hornell)
42. Russell Elman inquired as to the status of the Thistle Club.
43. Mark Hornell said that a second set of plans for the Thistle Club was drawn up six months ago. Durand was to be contacted.
44. Russell Elman asked that the information be followed up.
(ACTION - Mark Hornell)
45. Helen Nemeth asked what was the starting date for construction of the Theatre Aquarius.
46. Mark Hornell said that the site plans still have to go through.
47. David Godley said all the details are not yet final.

48. Gil Simmons said she is going to the Urban Design Committee meeting on January 22, 1990 as the CAPIC representative. She pointed out that the 150 year anniversary of the city incorporation is in 1996. She suggested a parallel should be drawn between this historic date and the Lax property - Waterfront park proposal.
49. Ozzie Ferguson said that two Public meetings on the proposed Senior Citizens Centre are scheduled for January 24, 1990; one at 10:30 a.m. in the Football Hall of Fame and the other at 7:30 p.m. in City Hall.

Minutes of the Meeting Held Friday, December 15, 1989

50. Charles Forsyth asked that the minutes be adopted.
Carried.

Matters Arising from the Minutes

51. Mark Hornell presented a memo from Steve Miazga that summarized his comments to CAPIC made at the December 15, 1989 meeting.
52. Mark Hornell presented a copy of CAPIC's report to the Planning and Development Committee, regarding the Perimeter Road Project. He suggested that it should be approved.
53. Moved by Gil Simmons, seconded by John Eyles. Carried.
54. John Eyles asked if Charles Forsyth has had any success in getting a new political representative for CAPIC.
55. Charles Forsythe and Russell Elman agreed to approach two aldermen and report back to CAPIC.

(ACTION: Charles Forsyth, Russell Elman)

Implementation/Staffing

56. David Godley presented information regarding the need for an additional three staff to implement all the proposed projects.
57. Charles Forsyth expressed concern over the lack of emphasis on neighbourhoods by the planning department and Council.
58. Russell Elman said CAPIC should encourage neighbourhood committees before planning studies begin. He suggested that the Durand plan should be used as a prototype for other neighbourhoods. He also suggested that when a special presentation is made, representatives from many committees could attend to avoid duplication.
59. John Eyles said a letter outlining what CAPIC is doing should be sent to the Planning and Development staff.

- 60. John Eyles suggested a letter be sent to the Planning and Development Committee as well.
- 61. Charles Forsyth said a letter should be sent to senior planning staff and, depending on the outcome of his meetings with Alderman, to the Planning and Development Committee as well.
(ACTION - Mark Hornell)
- 62. Russell Elman expressed concern with the time span between some of the related studies.
- 63. Charles Forsyth said coherence is needed to bring together all the studies that deal with the North End Neighbourhood.

Niagara Escarpment Commission Jurisdiction Transfer

- 64. Mark Hornell presented extracts from the N.E.C. Plan and Development Permit Criteria, and the relevant City zoning district regulations, for the Central Area. He mentioned that the project status has not changed since the last CAPIC meeting.
- 65. Arthur Lomax asked whether the N.E.C. plan was based on statute law.
- 66. Mark Hornell said the N.E.C. plan is based on Provincial legislation and supersedes any local by-laws.
- 67. Charles Forsyth said that this shift of jurisdiction could be a good or a bad step.
- 68. Arthur Lomax said the City of Hamilton will be an example for other cities.
- 69. Russell Elman asked if there was any provincial move to change the legislation allowing delegation of NEC powers to local authorities.
- 70. Mark Hornell said he was unaware of such an intention on the part of the Province.
- 71. Charles Forsyth pointed out there was great pressures on the escarpment for development. He said that the process was initiated by the province.
- 72. Arthur Lomax asked that CAPIC be updated on this item continuously.
(ACTION - Mark Hornell)

Central Area Development Update

- 73. Mark Hornell presented recent rezoning applications in the Central Area and a summary of 1989 development activity. New projects were:

- ZA-89-129 (N.W. corner of James Street North and Vine Street)
- ZA-89-133 (87 - 95 Wellington Street North)
- ZA-90-05 (Block bounded by Main Street West, Hess St. South,
George Street and Caroline Street South)
- ZA-90-06 (260-280 King Street East)

74. Russell Elman requested that the P&D Committee refer ZA-89-129 (N.W. Corner of James Street North and Vine Street to the Urban Design Committee for their consideration and to the Jamesville B.I.A. for their input.

(Action - Mark Hornell)

75. Mark Hornell said that regarding ZA-89-133 the Neighbourhood Section suggested the application be denied.
76. Helen Nemeth said the existing row houses are an eyesore.
77. Charles Forsyth expressed concern about the parking lot located in front of the building structure and so close to a busy intersection.
78. Mark Hornell presented the ZA-90-06 (King Street East - mixed use proposal) zoning application. He said it was a LACAC listed building.
79. Russell Elman said that CAPIC should request the P&D Committee to refer ZA-90-06 to the Urban Design Committee and to the International Village B.I.A. for comment.
- (ACTION - Mark Hornell)**
80. Arthur Lomax required about a future vision to open up King Street.
81. Mark Hornell said the Neighbourhood Section would like to maintain the streetscape.
82. Gloria DeSantis asked if the office space vacancy data is looked at in staff decisions.
83. Mark Hornell said it was not generally an issue except in the case of large projects.

Agenda and Time for next Meeting

84. Charles Forsyth asked that CAPIC defer other matters till the next meeting on Friday, February 16, 1990.

Meeting Adjournment

The meeting was adjourned at 12 noon.

M.H.:NS

A:\CAPIC.MIN

FOR ACTION

4.

P5-2-41

REPORT TO: Secretary, Parks and Recreation Committee

FROM: Mr. Robert Sugden
Director of Culture & Recreation
Mr. Alex Georgieff
Director of Planning

DATE: 1990 January 16
COMM FILE:
DEPT FILE:P&R-REC.

SUBJECT: Acquisition of St. Mark's Church & Parkland

RECOMMENDATION:

That the acquisition of St. Mark's Church and parkland be forwarded to the Finance and Administration Committee for consideration in the Corporations Capital Budget.

Robert Sugden

Alex Georgieff

FINANCIAL IMPLICATIONS: (IF NONE, STATE N/A)

Acquisition can be financed from the 5% Parks Dedication Fund.

BACKGROUND:

The Parks and Recreation Committee approved the use of the Parks Reserve Fund for this purpose at its meeting of October 24, 1989, subject to the need as a culture and recreation facility.

Substantial need for the preservation of the Church and the open space has been supported under the planning principles for parkland and L.A.C.A.C.

Architectural estimates have been received for preserving and renovating.

The Facilities Sub-Committee of the Arts Advisory Committee have supported the use of the Church for a future Cultural Centre.

BS:mp

NEWS DIGEST

Save church alderman says

ST. MARK'S Anglican Church — and the open space around it — should be preserved for public use, say members of Hamilton's parks and recreation committee.

The committee is recommending city council budget an undisclosed amount to buy the property at Bay and Hunter Streets where the Anglican Diocese of Niagara wants to put its offices and an apartment tower.

"It's a big, big bite, but parkland at the centre of the city will cost more to acquire," argued Ward 2 Alderman Bill McCulloch, who said there may never be another chance to buy open space in the densely populated Durand neighborhood.

City officials are studying the possibility of using the 19th-century church as a cultural centre or children's museum.

JANUARY 26, 1990

PS-4-7-9.

MEMORANDUM.

TO: FILE.

FROM: MARK HORNELL

SUBJECT: ST. MARK'S ANGLICAN CHURCH. AND THISTLE CLUB.

1. JOHN SAKALA INDICATED THAT THE THISTLE CLUB SITE PLAN IS BASICALLY ACCEPTABLE, SAVE FOR A FEW MINOR MODIFICATIONS. HE EXPECTS AMENDED PLANS FOR THE THISTLE CLUB ARCHITECT IMMINENTLY. ONCE THE PLANS ARE RECEIVED, SITE PLAN APPROVAL WILL BE GRANTED AND THE BUILDING PERMIT APPLICATION (WHICH HAS ALREADY BEEN MADE) CAN BE PROCESSED. JOHN INDICATED THAT PETER HILL OF THE DURAND NEIGHBOURHOOD ASSOCIATION HAS VIEWED THE PLANS AND EXPRESSED NO DISPLEASURE.
2. PAUL MALLARD HAS INFORMED ME THAT THE ANGLICAN SYNOD OF NIAGARA HAVE MADE THEIR APPLICATION TO APPEAL THE DENIAL OF THEIR ZONING APPLICATION, TO THE ONTARIO MUNICIPAL BOARD. NO APPEAL DATE HAS YET BEEN SET.

January 23, 1990.

P.5.4.7.9.

MEMORANDUM.

TO: FILE.

FROM: MARK HORNELL.

RE: THEATRE AQUARIUS PROJECT - PA 89-102.

JOHN SAKALA INFORMED ME THAT THE REPORT ON THE THEATRE AQUARIUS PROJECT IS NEARLY COMPLETE. THE APPLICANT HAS APPLIED FOR BUILDING PERMIT AND HOPES TO BEGIN CONSTRUCTION IN THE SPRING.

OUTSTANDING IS THE REQUIREMENT TO GAIN A MINOR VARIANCE TO GET RELIEF FROM THE 40% LANDSCAPING REQUIREMENT UNDER THE "CR-3" ZONE. JOHN INDICATED THAT THIS WOULD NOT LIKELY RESULT IN A DELAY IN THE EXPECTED SPRING CONSTRUCTION START.

RETAIN THIS COPY FOR FOLLOW-UP

FROM

MARK HORNELL

DEPARTMENT

PLANNING + DEVELOPMENT

DATE

JANUARY 23 190

SUBJECT

H H C. MARINA MEETING
PS-4-7-9.

DAVID GODLEY

CAPIC CO-ORDINATOR.

MESSAGE

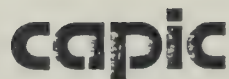
I CALLED CHUCK TOWSLEY AND BROACHED THE SUBJECT OF A MEETING WITH CAPIC WHERE INFORMATION AND COMMENTS COULD BE EXCHANGED. HE SAID THE H.H.C. WAS NOT IN THE HABIT OF REPORTING TO ADVISORY COMMITTEES AND THAT SINCE HE GAVE A PRESENTATION TO CITY PARKS + REC, PERHAPS PARKS + REC STAFF COULD GIVE A PRESENTATION.

HE ALSO SAID THAT CAPIC MEMBERS WERE INFORMED OF THE PUBLIC MEETING AND IT WAS THE PURPOSE OF THE MEETING TO GARNER THIS KIND OF PUBLIC INPUT.

PERHAPS, IF CAPIC WANTS TO PURSUE THIS, THEY WILL HAVE TO PUT THE REQUEST THROUGH POLITICAL CHANNELS.

REPLY FROM

DATE



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

January 24, 1990

P5-4-7-9

P5-2-10

MEMORANDUM

TO: Paul Mallard
Division Head, Land Use and Urban Design

FROM: David Godley
CAPIC Co-Ordinator

RE: ZA-90-06, 160-280 King Street East
- Beasley Neighbourhood

At the January 19, 1990 regular meeting, the Central Area Plan Implementation Committee resolved on the following recommendation:

Given the unique character of the site in an area typified by listed heritage buildings, the presence of listed heritage buildings on the site, and the potential negative impact of the proposed development on the streetscape and character of International Village, it is recommended that the Planning and Development Committee refer ZA-90-06 to the Urban Design Committee and the International Village B.I.A., for their consideration and comment.

Could you please ensure that CAPIC's recommendation is included in the Department's report to the Planning and Development Committee.

Given the special characteristics of the site, the Neighbourhood Section believes it would be appropriate to hold a public meeting prior to taking the application forward to the Planning and Development Committee with a recommendation, as we did with the Greening Donald site.

David

MEH/dkp

A:\CAPIC.LET



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

January 24, 1990

P5-4-7-9

P5-2-21

MEMORANDUM

TO: Paul Mallard
Division Head, Land Use and Urban Design

FROM: David Godley
CAPIC Co-Ordinator

RE: ZA-89-129, Northwest Corner of James Street North and Vine
- Central Neighbourhood

At the January 19, 1990 regular meeting, the Central Area Plan Implementation Committee resolved on the following recommendation:

Given the prominent location of the site in the Jamesville Heritage area, and the importance of assuring architectural compatibility with surrounding heritage buildings, it is recommended that the Planning and Development Committee refer ZA-89-129 to the Urban Design Committee and the Jamesville B.I.A. for their consideration and comment.

Could you please ensure that CAPIC's recommendation is included in the Department's report to the Planning and Development Committee.

In my view, given the special characteristics of the site, it would be appropriate to hold a public meeting prior to taking the application forward to the Planning and Development Committee with a recommendation. This was done in the case of the Greening-Donald site and much good public input was received.

David

MEH/dkp

A:\CAPIC.LET

6.

CENTRAL AREA PLAN
IMPLEMENTATION COMMITTEE
DRAFT 1990 WORK PROGRAM

<u>MONTH</u>	<u>SUBJECTS</u>
January 19	Implementation Staffing Public Image
February 16	Work Program Priorities Public Image Institutional Zoning in Central Area
March 16	Housing Intensification Study Affordable Housing
April 20	C.B.D. Study Main Street West Gateway Study MacNab Heritage District
May 18	Downtown Marketing Strategy B.I.A. Updates Public-Private Partnerships/Foundations for Central Area Action
June	
July	
August 17	Neighbourhood Plans Public Participation
September 21	Hamilton Waterfront Sustainable Development Initiatives Healthy Communities Initiatives
November 16	
December 21	

CORKTOWN NEIGHBOURHOOD

Name of Institution	Address of Institution	Existing Zoning
Blessed Trinity Cathedral	104 Hughson Street South	H
First-Pilgrim United Church	200 Main Street East	H
Ham.-Went. Health Clinic	74 Hunter Street East	I
Nurses Training School	304 James Street South	E
Nursing Home	100 St. Joseph's Drive	E
Queen Victoria Public School	201 Forest Avenue	D
St. Charles Separate School	45 Young Street	I
St. Elizabeth Nursing Home	307 John Street South	E
St. Garnier's R.C. Church	129 Hughson Street South	I
St. Joseph's Hospital	Charlton Avenue	E & E-1
The McGregor Clinic	250 Main Street East	H
Woolverton Play Ground	Charlton Avenue	A
YMCA	79 James Street South	I

CENTRAL NEIGHBOURHOOD

Name of Institution	Address of Institution	Existing Zoning
All Saints Anglican Church	15 Queen Street South	E-3
All Souls Catholic Church	13 Barton Street West	D
Art Gallery of Hamilton	121 King Street West	I/S-532
Ass'n for the Mentally Handicapped	191 York Boulevard	H/S-745
Centenary United Church	24 Main Street West	HI
Church of the Redeemer	255 Park Street North	D
Farmer's Market & Public Library	55 York Boulevard	I/S-532
Hamilton Convention Centre	115 King Street West	I/S-532
Hamilton Place	50 Main Street West	HI
Hess Street Public School	107 Hess Street North	D
Philpott Memorial Church	84 York Boulevard	H/S-523
Place of Worship	179 Hess Street North	JJ/S-450
Place of Worship	79 Hess Street North	E-3
Roman Orthodox Church	278 MacNab Street North	D
Roman Orthodox Church Hall	20 Murray Street West	D
Salvation Army	94 York Boulevard	H/S-523
Sir John A. MacDonald School	130 York Boulevard	H/S-745
St. Cyril & Methodius R.C. Church	204 Park Street North	D
St. Mary's Church	170-180 Park Street North	D
St. Mary's Rectory	56 Mulberry Street	D
St. Mary's Separate School	209 MacNab Street North	D

DURAND NEIGHBOURHOOD

Name of Institution	Address of Institution	Existing Zoning
Central Presbyterian Church	165 Charlton Street West	DE-3
Central Public School	119 Hunter Street West	E-3/S-661
Correctional Institute	52 Charlton Street West	E
First Christian Reformed Church	181 Charlton Street West	DE-3
James Street Baptist Church	64 James Street South	I
MacNab St. Presbyterian Church	116 MacNab Street South	E-3
Nursing Home	274 Bay Street South	DE-3
Nursing Home	280 Bay Street South	DE-3
Nursing Home	124 Hunter Street West	E-3
Nursing Home	120 Hunter Street West	E-3
St. Mark's Anglican Church	130 Bay Street South	E-3
St. Paul's Presbyterian Church	James Street South	I
Whitehern	41 Jackson Street South	HI
YWCA	75 MacNab Street South	HI

BEASLEY NEIGHBOURHOOD

Name of Institution	Address of Institution	Existing Zoning
Amity Rehabilitation Centre	225 King William Street	J
Christ Church Cathedral	252 James Street North	D
Dr. J. Edgar Davey Public School	99 Wilson Street	D
Group Care Facility	52 Rebecca Street	I/S-473
St. John's Lutheran Church	104 Hughson Street North	H
St. Stephen's Hungarian Church	130-140 Barton Street East	D

DISTRICTS	PRINCIPAL PERMITTED USES	STANDARDS
"A"	Conservation, Open Space, Park and Recreation	Min. Lot 1848.0 sq. m and 24 m width Min. Yards: Front 12.0 m Side 4.5 m Rear 10.5 m Max. Height: 2.5 Storeys or 11.0 m
"D"	Residential (1&2 Family)	Min. Lot 1- Fam. 360.0 sq. m and 12.0 m width 2-Fam. 540.0 sq. m and 180 m width
"DE-3"	Multiple Dwellings	Max. Floor Area 0.9 times the area of lot Min. Yards: See By-Law Height limited to 3 Storeys Max. Min. Landscaped area 25% of Lot Area
"E"	Multiple Dwellings	Max. Floor Area 1.7 times the area of lot Height Limit: See By-Law Min. Yards: See By-Law
"E-1"	Multiple Dwellings	Max. Floor Area 1.7 times the area of lot Height Limit: See By-Law Min. Yards: See By-Law
"E-3"	High Density Multiple Dwellings	Max. Floor Area ranging from 1.7 to 2.55 times lot area depending on the size of lot. Height Limit: See By-Law Min. Yards: See By-Law Min. Landscaped Area: 25% of lot area Min. Parking: 80% of Apartment Units
"H"	Commercial	Height, Density and Yard Requirements depending on the type of structure-- See By-Law
"HI"	Civic Centre Protected District	Max. Floor Area for buildings 8 times the area of the lot. Min. Yards: See By-Law
"I"	Central Business	Max. Height: See By-Law Height Density and Yard Requirements depending on the type of structure. (See By-Law)

DISTRICTS	PRINCIPAL PERMITTED USES	STANDARDS
"J"	Light and Heavy Industrial	Max. Height- See By-Law Max. Land Coverage: 85% of lot area Min. Yards: See By-Law
"JJ"	Restricted Light Industrial	Max. Height: 17.0 m - 4 Storeys Max. Land Coverage: 75% of lot area Min. Yards: See By-Law
"S"	Where any parcel of land shown on any Neighbourhood Map is marked with the letter "S" followed by a dash and a number, that parcel is subject to special requirements as set out under a separate By-Law.	



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department
71 Main Street West, Hamilton, Ont. L8N 3T4

10

Refer to File No

Attention of

Your File No

P5-4-7-13

January 17, 1990

Central Area Plan Implementation Committee
City Hall, Hamilton

Att: Mr. David Godley
Co-ordinator

Dear Sir:

The Urban Design Committee has adopted the following resolution:

"That a report be forwarded to the Planning and Development Committee stating the importance of the urban design guidelines and the recognition of the respect for vested interests, that a special study area be established for the area bounded by Jackson Street, MacNab Street South, Charlton Street and Catherine Street South and that a consultant be hired as expeditiously as possible to prepare Urban Design Guidelines for the area, to direct and promote appropriate development; and,

That the Urban Design Committee act as co-ordinates for the project."

The Committee also directed that the motion be presented to CAPIC, DACON and LACAC for their comment. Your comments would be appreciated as soon as possible in order to proceed with the report.

Yours truly,

J.P. Sakala
Co-ordinator
Urban Design Committee

12

Lewis Mumford wrote classic about cities

LOS ANGELES (Special) — Lewis Mumford, a philosopher, historian and architecture critic who had an enormous impact on U.S. thought for much of this century, has died of natural causes at his home in rural New York state. He was 94.

During his most prolific period as an author, roughly from 1920 to 1970, Mr. Mumford's brilliant but unpretentious writings set the terms of historical debate over urban growth and the impact of technology.

In his writings, he bombarded planners and builders with fundamental questions such as "Why don't skyscrapers have windows you can open to get fresh air?" and "Why must city neighborhoods be destroyed to appease the automobile?"

A man of vast curiosity, he



LEWIS MUMFORD: Philosopher was "an urban man to the core."

never finished college. But he wrote more than two dozen books, including *The City In History*, a philosophical study of the role of cities throughout recorded history.

He leaves his wife, Sophia, 90; daughter Alison Mumford Morss; and grandchildren Elizabeth Morss and James Morss. He was cremated yesterday.

LOS ANGELES TIMES

A trend is not a command



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Department of Engineering
71 Main Street West, Hamilton, Ont. L8N 3T4 (416) 526-4170

N.B.#4

12.

Refer to File No. E309-20C
Attention of V. Terluk
Your File No.

January 8, 1990

Mr. Chairman and Members
Engineering Services Committee

Distribution of Home Composting Units

ENG 90-21

Members of the Committee:

ORIGIN

Regional Council at its meeting of December 5, 1989, authorized the Commissioner of Engineering to purchase and proceed with the sale and distribution of 5,000 composting units to Regional residents.

This report is intended to provide additional information concerning the distribution of the composting units to residents.

BACKGROUND

In the original staff report to the Committee it was indicated that "all of the compost units will be delivered to the public, either by local municipal forces or courier."

Other distribution options were not offered to the purchasing public because of the concern for the inefficiency and the demands on staffing that a variety of distribution options could cause.

Upon further review, staff have determined that there is a serious lack of visibility and promotion associated with the delivery of the compost units directly from the manufacturer to the buying public. By its very nature the unit is intended to be "low profile", and when in use, it is normally hidden from view.

Cont'd...

-page 2-
January 8, 1990

Distribution of Home Composting Units

Cont'd...

BACKGROUND (Cont'd)

For the home composting program to achieve a reasonable level of success it must be promoted more actively. In this regard staff are proposing an alternate compost unit distribution option which will not only offer the public a second option to obtain this unit, but will also provide significant promotional value to the program at no additional cost.

ANALYSIS

During January and February 1990 Regional residents interested in purchasing compost units will be asked to complete an application form in which they will be given an option to either have their units delivered to their homes, or they could pick up the unit themselves at a designated location in their municipality on Saturday, March 24, 1990. A copy of the application form is attached.

For the people who choose to pick up the units themselves on the 24th of March, collection depots will be established at each of the Region's six municipalities.

Each collection depot will be manned by Regional or municipal officials who will process the transactions and provide the composting units to those who can provide proof of purchase. It should be noted that the collection depot will serve only as a distribution centre for units which have been already paid for and for which applications have been processed. The depot is not intended to be a place where people can come to purchase the compost units.

Each collection depot will have expert composting consultants on hand to provide 15 minute long composting workshops and to answer any composting related questions.

Cont'd...

-page 3-
January 8, 1990

Distribution of Home Composting Units

Cont'd..

ANALYSIS (Cont'd)

To assist with the March 24 compost unit distribution program, local radio station CKOC officials have offered the Region free promotion of the program in advance as well as on the day the program is scheduled. Station officials also committed their station's support to the composting program beyond this initial distribution aspect, to include promotion and public announcements related to the composting program as it evolves and becomes more popular.

CONCLUSION

The Region's Waste Management Co-ordinating Committee which is comprised of representatives from the Region and all six municipalities have reviewed this March 24, 1990 distribution proposal, and agree that it would be a positive and beneficial action to take in order to propogate composting in this Region.

Each area municipality will establish its own suitable location for the distribution of the units and will invite its elected representatives to participate in the day's distribution programs.

RECOMMENDATION

It is recommended that this report be received for the information of the Committee.

G.S. Spencer

G.S. Spencer
Commissioner of Engineering

VT/md
Attach.

cc: W.M. Carson, Chief Administrative Officer
cc: R.J. Whynott, Regional Chairman

CA 40NHBLA05
C51P4C



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

NOTICE OF MEETING

Friday, March 16, 1990

9:00 a.m.

Room 233, Hamilton City Hall

UNION MUNICIPAL
MAY 15
GOVERNMENT DOCUMENTS

A handwritten signature in cursive script that reads "David Godley".

David Godley, CAPIC Co-ordinator
(526-4229)

AGENDA

1. Chairpersons's Remarks - Charles Forsyth.
2. Members' Reports (two minutes maximum).
3. Minutes of Meeting held February 16, 1990 (attached).
4. Matters arising from the Minutes:
 - a) Terms of Reference, James Mountain Road
 - b) CAPIC terms of reference
 - c) Central Area Plan Implementation (staff) (see item 6)
 - d) Regional Headquarters
 - e) Marina Project (enclosed)
 - f) Marketing Strategy for the downtown
 - g) CAPIC brochures
 - h) Pending items (see item 8)
 - i) CAPIC 1990 Work Program (see item 7)
 - j) Foundations
 - k) Affordable Housing video
 - l) Zoning Application near of Christ Church Cathedral
 - m) Health Building
 - n) TH&B Environs Study
 - o) CBD central blocks boundary

A simple handwritten mark consisting of a horizontal line with a short vertical stroke extending downwards from its right end.

p) Mohawk Students

5. Housing Presentations (INFORMATION)

- i) Julie Bergshoeff, Affordable Housing Task Force (9:30 a.m.)
- ii) Bill Janssen, Municipal Non-Profit Housing and Provincial Housing Statement (9:45 a.m.)
- iii) Mark Hornell, Municipal Housing Statement (10:00 a.m.)
- iv) David Godley, Housing Intensification Study (10:15 a.m.)
- v) Gloria DeSantis, Social Housing Action Committee and Social Housing Video 'My Neighbours, My Friends' (10:30 a.m.)

6. Central Area Plan Implementation (staff) - Charles Forsyth (DISCUSSION) (11:00 a.m.)

7. CAPIC Work Program - David Godley - (DISCUSSION) (11:15 a.m.)

8. Pending items - David Godley (DISCUSSION) (11:30 a.m.)

9. Information and other business (11:45 a.m.) **DISCUSSION**

10. Next meeting - April 20, 1990 (12 noon)

DG:sb/dkp

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CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

MINUTES

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

City Hall, Room 233

Friday, February 16, 1990

MEMBERS ATTENDING

Charles Forsyth - Chairperson
Arthur Lomax
Russell Elman
Gloria DeSantis
Gabriel Etele

First Place
Hamilton Automobile Club
Durand Neighbourhood Association
Social Planning and Research Council
Downtown B.I.A.

REGRETS

Gil Simmons
John Eyles
Ozzie Ferguson
Helen Nemeth
Bruce Charlton
Kay Nolan
Diane Brown
Andrew Mackenzie
Francois Roesch
Mark Boyak
Anne Stewart
Bruce Rankin
William McCulloch

North End Neighbourhoods
McMaster University
United Senior Citizens of Ontario
Beasley Neighbourhood
Past Chairperson
Separate School Board
Hamilton and District Chamber of Commerce
Hamilton and District Labour Council
Corktown/Stinson
Hamilton Real Estate Board
Hamilton Board of Education
Hamilton Society of Architects
Alderman Ward 2

STAFF

Luc Piccioni
Scott Galbraith
David Godley
Andrea Kloet
Steve Czajka

Regional Planning
Economic Development
Neighbourhood Planning
Local Planning
Local Planning

Chairperson's Remarks

1. Charles Forsyth began the meeting. He said he had not heard yet from the Harbour Commission in response to the letter sent dated February 2, 1990. He said that regarding a political representative on CAPIC, the City Council has yet to formalize the arrangement with Alderman McCulloch.

Members Reports

2. Russell Elman suggested that CAPIC see the Terms of Reference of the study on the James Mountain Road by the Engineering Service Committee by the end of the month.

He suggested that the flow of traffic through the neighbourhoods adjacent to the James Mt. Road be included in the study.

3. David Godley said that an alternative would be for CAPIC to meet with the Engineering Service Department since it is council policy not to let the Terms of Reference out until the Friday before the meeting.

(Action - David Godley)

4. Russell Elman suggested that the sub-committee of CAPIC meet with the Engineering Service Committee.

5. David Godley said Alderman McCulloch tried to make it to the CAPIC meeting today. David said that CAPIC's Terms of Reference will have to be changed if Mr. McCulloch is not going to be Vice-Chairman.

(Action - David Godley)

6. David Godley introduced the two Co-op University of Waterloo students, Andrea Kloet who is working on the CBD study, and Steve Czajka who is working on the Housing Intensification Study. He noted that Mark Hornell could not come because he is working on the Municipal Housing Statement.

7. Charles Forsyth welcomed them to CAPIC.

8. David Godley said that the next Housing Intensification Study (H.I.S.) meeting will be on March 9, 1990.

9. Gloria DeSantis asked what the response was to CAPIC's request for budget money.

10. David Godley said CAPIC sent a letter to the senior staff. For more definite information, CAPIC will have to wait until the P&D meeting on February 21, 1990.

(Action - David Godley)

Minutes of Meeting held January 19, 1990.

11. Gloria DeSantis said that Item 33 should read "from the Ethnic Cultural Data Base on Hamilton CNA" instead of "regarding each neighbourhood."
12. Arthur Lomax said that Item 17 should read "Arthur Lomax asked if the two blocks bounded by MacNab, Bold, Park and Hurst Place, including the MacNab Presbyterian Church, had been taken into consideration in respect to their importance in relation to the whole proposed development in the City Hall site and the possibility of their complementary effect on the whole setting of the project" instead of what was written.
13. Russell Elman said that Item 12 should read "entire City Hall site in context of the surrounding area" instead of "whole area".
14. David Godley said a short letter should be sent from CAPIC to Dale Turvey reinforcing CAPIC's concern regarding the proposal on the concern regarding the proposal on the City Hall site.
(Action David Godley)
15. David Godley said that regarding the Perimeter Road Project, P&D supported the idea of a Regional Transportation Study. This will work its way through to Regional Council.
16. CAPIC approved the minutes as changed.

Matters Arising from the Minutes

18. Charles Forsyth presented the matters arising from the minutes.
 - (1) Status of St. Mark's Church
 - o Council approved the acquisition of Whole Street
 - o the building is being looked at as possible cultural centre
 - (2) Status of Thistle Club Project
 - o Site plan approval still going through
 - o Starting date is possibly Spring 1990
 - (3) Status of Theatre Aquarius Project
 - o Still waiting for Committee of Approval
 - o Construction date: Spring 1990
 - (4) Marina Project
 - o Have not heard from H.H.C. yet
 - (5) Attendance at meetings
 - o Important to have business interests

- (6) Political liaison
 - o Meeting was held with Alderman McCulloch
 - (7) CAPIC letter to Senior staff
 - o Copy already circulated.
 - (8) Transfer of N.E.C. jurisdiction to City.
 - o Nothing further
 - o CAPIC needs to look at this in the future.
 - (9) CAPIC comments on rezoning (ZA-89-129 and ZA-90-06). Have gone forward.
- 19. Gloria DeSantis said a special meeting should be set up for CAPIC to brainstorm around the Transfer of N.E.C. Jurisdiction to the City.
 - 20. Russell Elman said that prior to a special meeting, this item should be put on a regular agenda as soon as possible.
 - 21. David Godley said it should be put on the agenda in April.
(Action - David Godley)

Downtown Marketing Strategy

- 22. Scott Galbraith presented the Economic Development Department's proposed Downtown Marketing Strategy.
- 23. Charles Forsyth asked if CAPIC could receive a document regarding this strategy.
(Action - David Godley)
- 24. Russell Elman noted that the Central Area Plan is already approved. He said the Downtown Marketing Strategy should look at the whole Central Area while looking at their specific sites.
- 25. Scott Galbraith said that quality of life is a key promotional factor within our study.
- 26. Russell Elman said the promotional brochure must say that all the concepts are backed by City plans.
- 27. Charles Forsyth asked what the Economic Development Department did with the neighbourhood level entrepreneur.
- 28. Scott Galbraith said there is a "Client Service" which counsels the new business person from the beginning idea to opening a business, through to expansion. He said the recommended site for this group is at the airport.
- 29. Arthur Lomax asked what was done with the little inconveniences business people pointed out as shortcomings to investment.

30. Scott Galbraith said that he did not know at present but would be in the future looking into it. He suggested a future presentation to CAPIC.
31. Russell Elman suggested that a follow-up meeting on liaison with Scott's committee occurs.
(Action - Mark Hornell)
32. Charles Forsyth said he is saddened to see that there is very little attention paid to contextual concerns. He said the edge of Downtown, such as the northeast quadrant, needs effort to be made to promote it. The edges of the downtown core must be utilized, infilled, improved for the downtown core to thrive. He said that the multiplier effects of the negative equations resulting from development must be considered along with the positive equations.
33. Scott Galbraith said the Economic Development Department is looking at projects around Ferguson and Cannon. They are not forgetting contextual issues.
34. Charles Forsyth thanked Scott Galbraith for his presentation to CAPIC.

Public Image

35. Arthur Lomax suggested to let the matter stand until John Eyles could be present.
36. Russell Elman suggested getting some ideas down on record.
37. Charles Forsyth feels that CAPIC should pick up some concerns and get them to the media, e.g. like the C.H.C.H. waterfront program. CAPIC should utilize Cable 14. He suggested a 2, 3 or 4 part series defining issues which shape our downtown and Central Area. He said the waterfront areas and the Escarpment areas should be emphasized in the public scene.
38. Russell Elman said the CAPIC brochures need to be updated.
(Action - David Godley)
39. Gloria DeSantis told CAPIC about the 400 member group Advisory Committee in Vancouver. She said people are getting excited about Vancouver's city core. Perhaps CAPIC could play this role in Hamilton. She suggested that as part of CAPIC'S brochure, there be included "We believe....." statements. These statements would highlight the Central Area Plan. She said a 3-4 part series on T.V. would be helpful.
40. Gabriel Etele said CAPIC should try to educate various departments, developers and residents.
41. Russell Elman said CAPIC is in a unique position for a committee as it does not have a narrow viewpoint. CAPIC needs a larger, wider representation so CAPIC can hear their viewpoints.
42. David Godley said that when CAPIC members attend other committee meetings, it makes CAPIC more effective.

43. Charles Forsyth said this item, Public Image, should return on the agenda for more discussion and thought.

(Action - Mark Hornell)

CAPIC Work Program Priorities

44. David Godley presented a draft 1990 Work Program.
45. Gabriel Etele suggested that the BIA updates take place on April 20, because the conference of the Ontario BIA's will be held here at the end of April.

46. David Godley suggested a list of pending items be made up.

(Action - David Godley)

47. Russell Elman suggested changes resulting in:

April 20	- C.B.D. Study
	- Downtown Marketing Strategy
	- B.I.A. Updates
	- Public - Private Partnerships
	(Foundations for Central Area Plan)

May 18	- Main Street West Gateway Study
	- MacNab Heritage District
	- Urban Design

(Action - David Godley)

48. Luc Piccioni asked what was Public - Private Partnerships/Foundations for Central Area Action.
49. Charles Forsyth said that Canada underutilizes the possible relationships between the public and private enterprises, which occur in the U.K. and American cities. He would like to talk to the Ford Foundation for information regarding these relationships.

(Action - Charles Forsyth)

50. Luc Piccioni suggested CAPIC ask Scott Galbraith back to talk about the strategies.
51. Charles Forsyth asks for revised version of the Downtown Development Strategy if possible.
52. Gloria DeSantis suggested that CAPIC view the Affordable Housing video package next meeting.
- (Action - David Godley)**
53. Russell Elman said the March 16, 1990 meeting should start at 9 a.m. and the main part of the meeting should be for housing.

54. Gabriel Etele said that time limits should be set on Agenda Items so CAPIC can see that everything is covered.

(Action - David Godley)

Institutional Land Uses In the Central Area

55. David Godley presented a panel showing institutional uses. More work is yet to be done.
56. Russell Elman noted that the institutions occurred in varied zoning areas. He asked if there was a broad institutional zoning type.
57. David Godley said there was not.

Central Area Development Update

58. David Godley said there was only one application received within the last month. It was the vacant lot behind Christ Church Cathedral.
59. Charles Forsyth asked how many lots.
60. David Godley said three lots. He said an idea is to put residential above the parking.
61. Arthur Lomax asked who initiated this.
62. David Godley said the Parking Authority has.
63. Charles Forsyth said the possibility of affordable housing on second level should be considered.
64. Arthur Lomax would not like to be living above or beside a parking lot.
65. David Godley said this parcel is designated residential.
66. Russell Elman said parking for the residents on the surrounding area is worth exploring.
67. Charles Forsyth said the residential character should be preserved. He saw three options:
- a) Continue residential use.
 - b) use as infill site by Non-Profit Housing.
 - c) if parking would be allowed, do it in conjunction with the residential use somehow.
68. Luc Piccioni asked if the Parking Authority has to provide a rationale for buying land.
69. David Godley said they do. Pressure from merchants and where they feel the priority for parking is greatest are their rationale.

70. Arthur Lomax asked if it was possible for the Parking Authority to lease parking area from the church during the week.
71. David Godley said that idea was already in the Neighbourhood Section comments. The church lot does seem underused. The Committee requested that the following comments be sent to the Planning Department: that the site be used for residential purposes and if necessary that parking be combined with residential.

(Action - David Godley)

72. Russell Elman asked if the northeast corner of King and James are being assembled by Canada Trust.
73. Gabriel Etele said there was no firm information regarding that corner.
74. David Godley said that P&D Committee only received CAPIC's report of the Health Building and this information should be put on the pending list.

(Action - David Godley)

Urban Design Committee recommendation on the T.H.&B area urban design study.

75. David Godley presented the recommendation of the CBD Steering Committee that the CBD study focus area include both the blocks around Gore Park, the TH&B Station and the area in between. This would mean that a separate urban design study for the area around the TH&B would not be needed.

(Action - David Godley)

76. CAPIC agrees.

Central Business District Study Update

77. David Godley discussed the progress of the CBD study, items like timing, students, study area, urban design architect, block briefs and future scope.
78. Andrea Kloet discussed the blocks contained within the CBD study.
79. Gabriel Etele suggested that the blocks include the downtown BIA area.
80. Russell Elman suggested that the eastern border be extended out to Walnut Street.

(Action - David Godley)

81. David Godley said that Hughson Street has great potential as a pedestrian street and access beneath the T.H.& B. station could link the two portions of Hughson Street South.
82. Charles Forsyth suggested that Don Granger's Mohawk students could study this.

(Action - David Godley)

- 83. Charles Forsyth said he preferred use of the surface areas as opposed to underground pathways for pedestrians.
- 84. Russell Elman said the Neighbourhood point of view on the T.H.&B. study is important.
- 85. Andrea Kloet talked about the pedestrian system panel.
- 86. Charles Forsyth ended the meeting at 12:10.

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REPORT OF THE PARKS AND RECREATION COMMITTEE
To the Council of the Corporation of the City of Hamilton.

Members of Council:

The Parks and Recreation Committee presents its THIRD Report for 1990 and respectfully recommends:

1. That a purchase order be issued to Delmar Contracting Limited, Fruitland, in the amount of \$28 935. for the supply and installation of concrete abutments for the Bow Valley Pedestrian Bridge, in accordance with vendor's quotation.

NOTE: The Lowest of three (3) quotations received. Funds provided in Bow Valley Pedestrian Bridge Account No. CH56398 62910.

2. (a) That approval be given to continue the lease agreement between the City of Hamilton and Her Majesty the Queen in right of Canada represented by the Minister of the Environment (National Water Research Institute) for the use of City lands lying immediately east of 57 Beach Boulevard from 1988 December 31 to 1991 December 31 subject to either party having a right to terminate the agreement on thirty days notice.

- (b) That the City Solicitor be directed to finalize this agreement.

NOTE: This agreement covers the use of City owned lands lying immediately east of 57 Beach Boulevard. The lands are to be used to maintain a trailer on the side for the purpose of conducting a beach erosion study to better understand wave and coastal processes in Lake Ontario. The lease amount is \$1.00.

3.

(a) That the Hamilton Harbour Commission's Marina Expansion Concept, attached herewith and marked Appendix "A" as presented to the Parks and Recreation Committee at its meeting held 1989 December 5, subject to the completion and approval of the Federal Environmental Assessment process, be endorsed.

(b) That, subject to the Hamilton Harbour Commission's Marina Expansion Concept receiving Environmental Assessment approval, the City Solicitor's Department be directed to prepare an easement agreement to allow the Hamilton Harbour Commission access over City lands, as illustrated on the Plan, attached herewith and marked Appendix "B", for the construction and maintenance of the "public landscaped breakwater".

(c) That staff of the Community Development and Public Works Departments be authorized to prepare a development concept plan for Pier 4 Park in conjunction with the Hamilton Harbour Commission's Marina Expansion Concept, the 1985 Waterfront Master Plan, the Marshall Macklin Monaghan concepts prepared to date and subject to the Action Plan attached herewith and marked Appendix "C".

(d) That construction of the proposed public boat launch on the Hamilton Waterfront be initiated no later than the Spring of 1991 to ensure full facility operation for the 1991 boating season and to facilitate a full review of the Boat Launch Action Plan, attached herewith and marked Appendix "D".

Respectfully Submitted,

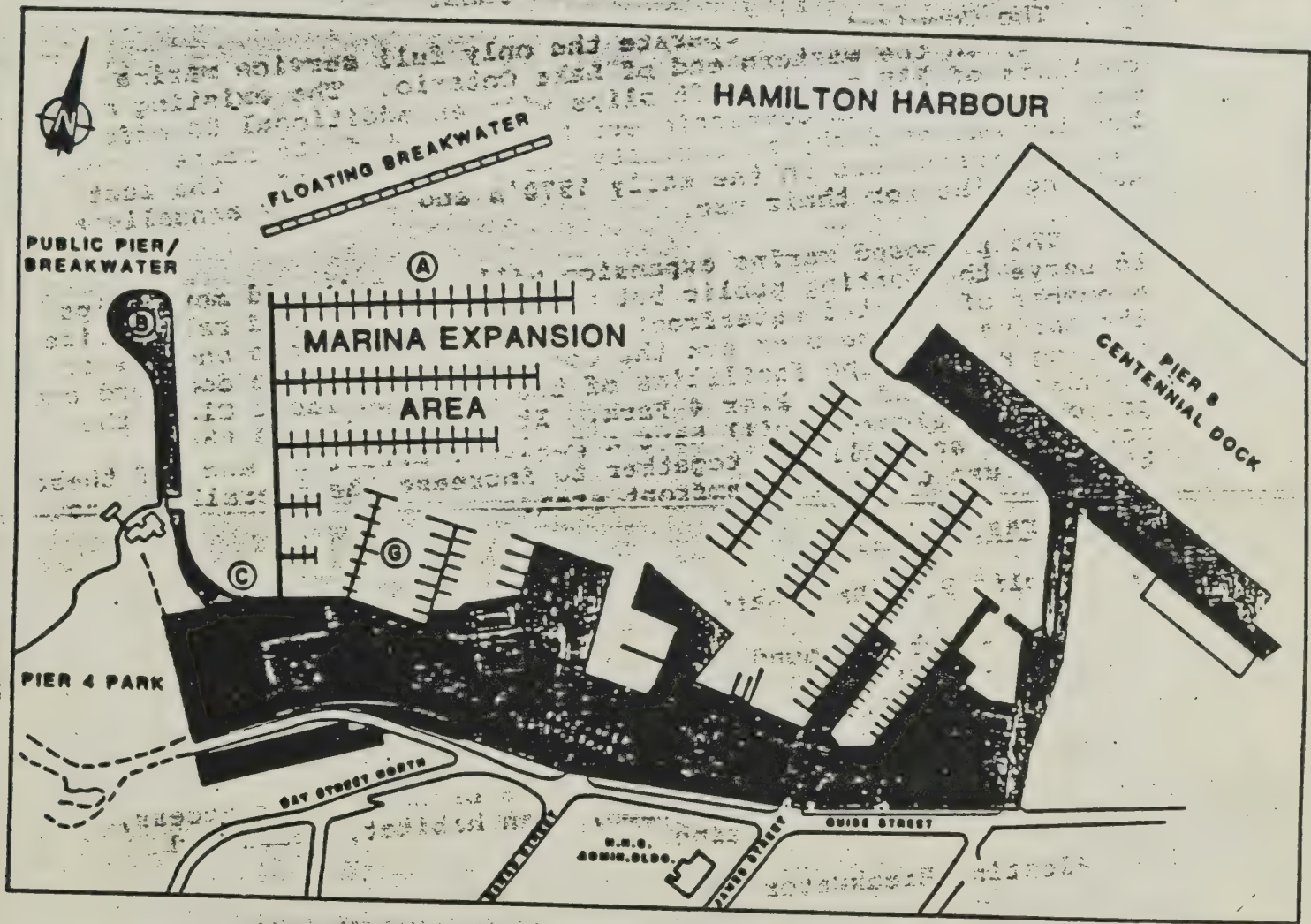
ALDERMAN T. MURRAY, CHAIRMAN
PARKS AND RECREATION COMMITTEE

Susan K. Reeder, Acting Secretary

1990 February 20

mjw

MARINA EXPANSION CONCEPT HAMILTON HARBOUR



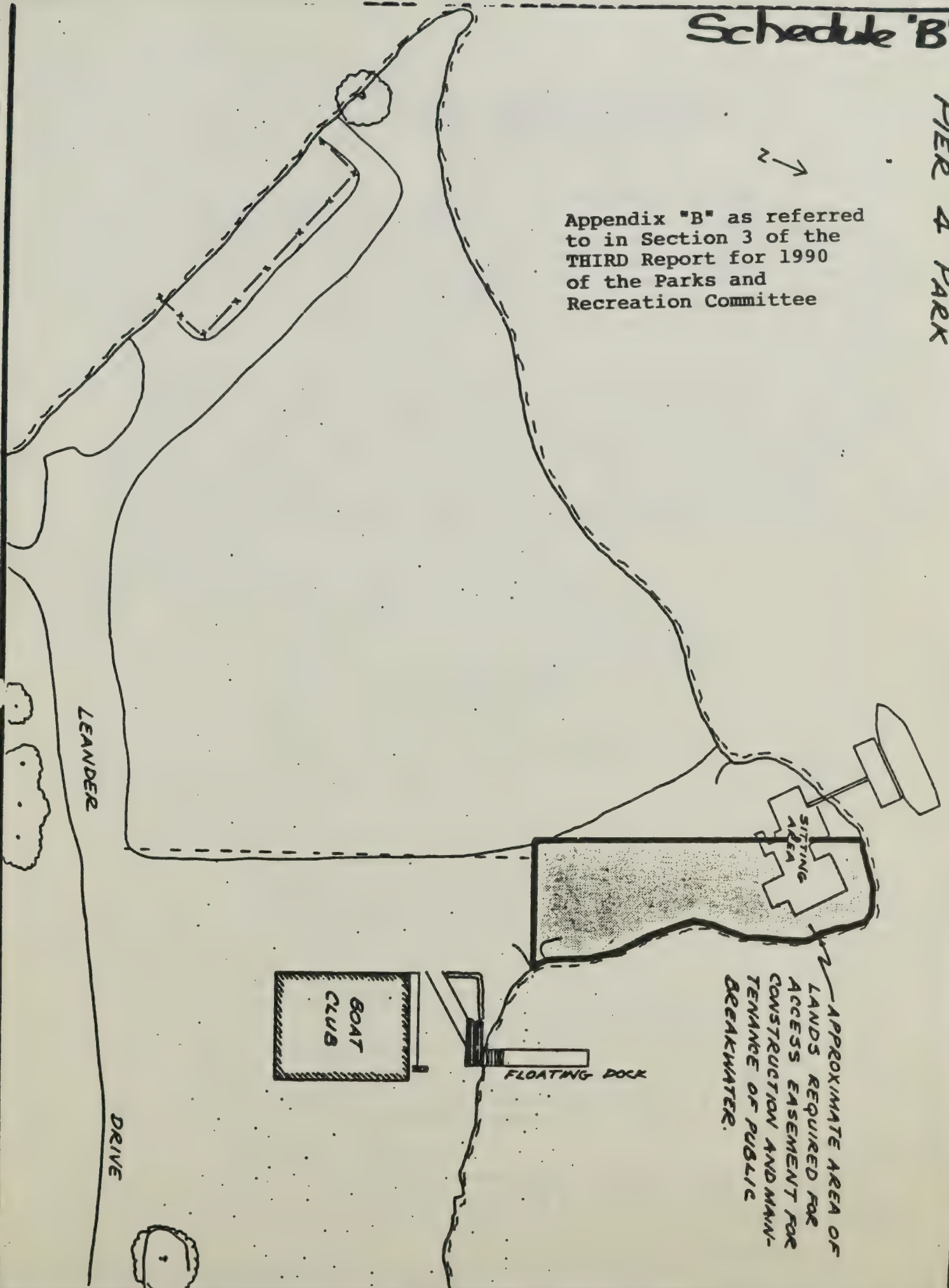
Area Designation	Activity	Function
(A) Marina	Pleasure craft	Approximately 316 new slips phased to market demand.
(B) Public Pier / Breakwater	Public viewing and fishing pier	Passive recreational, fish habitat enhancement.
(C) Sailing Area	Scullers and HHC Sailing School	Protected zone for launch and sail activities.
(D) Leander Boat Club	Sculling, social events, HHC Sailing School	Relocated sailing school from Pier 8.
(E) Dry Sail Compound	Small boat storage	Secure fenced area for boat storage.
(F-1) Car Parking	Common parking	Parking for approximately 270 cars.
(F-2) Car Parking	Overflow parking	For public pier and Pier 4 park.
(G) Existing HVC Boat Slips	Pleasure craft	To be replaced with new slips in future.

Appendix "A" as referred to in Section 3 of the THIRD Report for 1990 of the Parks and Recreation Committee

Schedule 'B'

PIER 4 PARK

Appendix "B" as referred
to in Section 3 of the
THIRD Report for 1990
of the Parks and
Recreation Committee



THE HAMILTON HARBOUR COMMISSIONERS'
MARINA EXPANSION CONCEPT
HAMILTON HARBOUR

INFORMATION SHEET

The Commissioners operate the only full service marina facility in the western end of Lake Ontario. The existing marina consists of 235 small craft slips with an additional 90 offshore mooring cans. The Commissioners have operated its recreational boating marine dockyard facility for over 50 years. The last slip expansion was in the early 1970's and there is annually a waiting list for their use.

The proposed marina expansion will not only add more slips to serve the boating public but will co-ordinate and rationalize a number of related waterfront uses requiring access and use of the marina. These uses are the Commissioners marine dockyard and sailing school, the facilities of the Hamilton Yacht Club, the Leander Club and the Pier 4 Park. It is anticipated that proposed development will have a positive affect on each of these activities and will act together to increase the overall attraction and use of this waterfront area.

1. Infrastructure

a) Public Pier/Breakwater

- rubble mound breakwater
- width - 15 m to 45 m (50 ft. to 150 ft.)
- length - 145 m (475 ft.)
- public access from Pier 4 park
- major features include wave break, public access, fishing opportunities, fish habitat, tours and transient boating.

b) Floating Breakwater

- 210 m (700 ft.) floating breakwater
- timber and steel pipe floats anchored into position
- navigational lighting.

c) Marina

- 228 additional berths
- consists of fixed and floating walkways
 - fixed walkway
 - 210 m long x 3 m wide (700 ft. x 10 ft.)
 - parallel and distant 61 m (200 ft.) to public pier/breakwater
 - floating walkways
 - 60 modules providing 4 berths each
 - modules arranged to provide 5 floating walkways of varying length
 - fully serviced - water, power, telephone

**Pier-4 Park Development
Action Plan**

Appendix "C" as referred
to in Section 3 of the
THIRD Report for 1990
of the Parks and
Recreation Committee

Objective: Develop a Concept Plan for Pier-4 Park which recognizes the "best use" potentials for the site in conjunction with the:

- Harbour Commission's Marina Expansion Proposal
- 1985 Waterfront Master Plan
- Market, Financial, Conceptual and Management Study
- Provincial Environmental Assessment Study

The development concept will integrate desirable components from the above noted sources without adversely affecting the:

- ongoing Environmental Assessment process
- Marshall Macklin Monaghan Study
- committed Provincial funding
- overall Waterfront Development Plans, yet to be finalized

Specific design consideration and investigations shall include, but not be limited to, the following:

- a) Investigate soil conditions on Pier-4 Park to ensure landfill material is satisfactory in regard to Provincial Environmental guidelines.
- b) Investigate the full range of public uses both summer and winter, best suited to Pier-4 Park, in context with the implications of the Harbour Commission's Marina Expansion Concept and the 1985 Waterfront Master Plan and Marshall Macklin Monaghan Study.
- c) Co-ordinate shoreline protection treatment and fish habitat enhancement with Harbour Commission's plans and Environment Canada.
- d) Co-ordinate landscape and design details with Harbour Commission's plans to blend and unify the separate developments.
- e) Determine parking requirements, traffic flow and access to adequately service proposed facilities and integrate with future waterfront plans.
- f) Determine best alternatives for accommodating various community service clubs currently leasing space in Pier-4 Park, i.e. potential for integrating 'Y's Sailing Club, Boy Scouts and Hamilton Harbour Commission's Sailing School into the Leander Building as per 1985 Master Plan.
- g) Investigate feasibility of relocating "Macassa Bay" tour boat to proposed tour boat designated area on Hamilton Harbour Commission's proposal.
- h) Investigate impact of proposals upon adjacent land users.

BOAT LAUNCH ACTION PLAN

Development of a public boat launch on the Hamilton Waterfront is desirable due to:

- accessibility to many residents
- peaceful area of Hamilton Harbour for pleasure craft launching
- maintaining accessibility of the Bayfront to the boating public.

While the immediate development of a launch facility may be desirable to encourage public use, launch facilities currently in operation on the Hamilton Harbour including: - the Harbour Commission launch adjacent to the canal
- the 2 launches operated by the City of Burlington at LaSalle Park (as indicated on the attached map).

appear capable of handling the current demand levels. On this basis, a delay in construction of the Hamilton public launch facility to allow a review of the following areas of study, is considered reasonable.

- 1) Investigate soil conditions at potential launch sites to ensure landfill material is satisfactory in regard to Provincial Environmental guidelines.
- 2) Investigate the need and usage anticipated for this facility to determine the number of parking spaces required, and size of the facility required.
- 3) Review the options for launch supervision and boat launching charges.
- 4) Investigate the impact of the proposal on adjacent land users including vehicular traffic flow implications upon residential areas and boating traffic impact upon existing boating operations. Such as:
 - Hamilton Bay Sailing Club
 - Ernie Cableau's Macassa Bay Tour Boat
 - Boy Scouts
 - Leander Boat Club
 - Scott McDonald's Marina
- 5) Investigate the full impact of a boat launch facility within Pier-4 Park upon all other uses for the Park site including
 - a cost/benefit review of utilizing the limited available park land for parking and interior roadways which would service boaters and their vehicles who require only an access point to reach the water not access to the park land itself.
- 6) Determine the best location for constructing a permanent launch facility including
 - sites currently occupied by the Boy Scouts
 - sites outside the boundaries of Pier-4 Park
- 7) Determine maintenance requirements and other associated costs.

- 8) Investigate potential sources of funding such as the Federal Ministry of Oceans and Fisheries, Small Craft Harbours Branch.
- 9) Co-ordinate the launch facility studies with any and all related Pier-4 Park Master Plan Development activities.

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GREATER HAMILTON
CITY CENTRE DEVELOPMENT

STRATEGIC MARKETING PROPOSAL

DRAFT

INTRODUCTION

Specialized marketing to promote Greater Hamilton's downtown core as a distinctive prime commercial office area complements a myriad of programs and activities undertaken by the Region and the City of Hamilton.

Fostering development within Greater Hamilton's central business district will address both Regional Economic Strategy, and City of Hamilton objectives to strengthen and diversify the economic base. The following proposal seeks to build from successful initiatives noted above. Acting as a catalyst, this strategy should generate additional benefits as our lucrative Regional Centre assumes a more vigorous role as a major urban focus.

The marketing strategy will primarily identify selected opportunities and suggest tactics to create an environment conducive to the attraction and expansion of business enterprises and investment in the Region's urban centre. Within the parameters of the foregoing, it is critical to highlight retention and maintenance of existing business and employees with new development compatible with existing enterprises.

Implementation of this marketing plan shall be the responsibility of the Hamilton-Wentworth Economic Development Department with

regular input from other Regional and City Departments. Sufficient funds will be allocated within the 1990 budget to actively market selected opportunities. Co-operative developments with existing landowners, joint ventures and development partnerships will all be considered and fully explored. Possibly increased liaison with the City of Hamilton "Project Expediting Group" will enhance effectiveness of this program.

The proposed downtown Hamilton marketing strategy consists of several elements. Often interdependent, each element requires a number of activities to be initiated. The full scope of each element is detailed in the following text.

PREAMBLE

There are three aspects to the marketing strategy:

- a) Strategy Development
- b) Market Segmentation and Specification
- c) Implementation

Economic development actions normally follow a path from lead generation to personal contact to completed project. The project time frame can range from days to years. However, it is important to expediently respond to all client inquiries at each stage of the process. Also critical is the availability of support material to both inform, and re-inforce the message of Greater Hamilton's

downtown as a viable business centre, with lucrative investment opportunities. Much of the necessary support material has been developed by the various Regional and City Departments.

Strategy development will consist of determining details for the following actions:

- a) Develop Site Inventory/Assessment
- b) Promotional/Support Material
- c) Advertising
- d) Personal Contact
- e) Special Projects
- f) Targeted Reports
- g) Receptions

Consistent with the overall objectives of the Region's Economic Strategy, the marketing strategy will encourage:

- a) expansion of existing business
- b) attraction of targeted new business
- c) promote as a Regional Centre
- d) promote as a retail/cultural centre
- e) promote as a hotel/tourist centre

Realistic goals for each of the above noted objectives should be formulated with a view to modifying the strategy as market conditions dictate. Selected sectors (ie Finance, Insurance, Real Estate) will be targeted, pursuant to the strategy.

GOALS

- 1) Promote Greater Hamilton's Urban Centre as a distinctive location.

- 2) Maintain existing and create new employment opportunities.
- 3) Retain and expand existing commercial assessment.
- 4) Attract appropriate new investment.
- 5) Co-ordinate local efforts to foster economic development.
- 6) Enhance quality of life.

DRAFT

SEGREGATION AND MARKET IDENTIFICATION

The Region's Economic Strategy: "Building on Strength, Realizing Opportunity", identified economic sectors deemed most likely to prosper and which may be attracted by the amenities of Greater Hamilton. The following non-inclusive list, has been designated within the Strategy:

- Corporate offices
- Business services
- Finance, insurance, real estate
- Health industry
- Non-profit organizations
- Retail chains
- Franchise operations
- Cultural centres
- Hotel development

DEVELOPMENT SITES

A key aspect of the strategy is the formulation of a dynamic list of specific development opportunities. Targeted sites will be marketed consistent with overall Regional objectives. The marketing of these sites will be supplemented by specific reports and material, such as the Regional Planning "Regional Centre" bulletin, and other material as required.

The owners of selected properties will be approached by staff to determine the availability for development. All proposals will be marketed only with the endorsement of the owner. Possibly, the Region may wish to invest in joint venture agreements with owners to acquire and develop property. This concept has been previously endorsed by Regional Council.

All efforts will be co-ordinated to enhance existing and new initiatives undertaken by Regional Council, and in conformity with the 1990 Economic Development Marketing Plans.

IMPLEMENTATION

Production of Support and Promotional Materials

- Tasks - Information inventory/assessment
- Promotion material inventory/assessment

- Produce data base
- Produce brochures/distribution materials

Result - Urban core data base

- "Selected Development Opportunities" package

Advertising

- Tasks -
- Create appropriate message
 - Production of brochures
 - selected direct mail campaigns
 - selected trade publications (I.C.I./U.D.I.)

Result - Generate leads for interested investors

- Image enhancement - local
 - external
- Information dissemination
- Awareness building

Personal Contact

- Tasks -
- Business and facility visitation
 - Attend/exhibit at trade shows and receptions
 - Client service

- Government liaison
- Organize/attend education seminars and forums
- Inquiry follow up
- Site tours and presentations
- Promote joint venture development

Result - Proactive trouble shooting

- Facilitate client projects
- Information dissemination
- Lead generation
- Image enhancement - local
- external
- Awareness building
- Achieve investment commitment

Special Projects

Tasks - identify specific developable land parcels

- access government initiative to encourage urban development
- encourage formulation of transferable development rights policies
- project expediting (as required)
- encourage specialized construction (ie hotels, government offices)

Result - commercial and office construction

- expansion of retail sector
- incerease number of hotel rooms
- diversification of local economy and expansion of assessment base
- expansion of services to the community

DRAFT



7

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

CAPIC

1990 WORK PROGRAM

March 16	<u>Housing</u> Housing Intensification Study Affordable Housing
April 20	<u>Business</u> C.B.D. Study Downtown Marketing Strategy B.I.A. Updates Public Private Partnerships/Foundations for Central Area Action
May 18	<u>Urban Design</u> Main Street West Gateway Study McNab Heritage District Urban Design Committee
June 15	<u>Neighbourhoods</u> Neighbourhood Plans & Studies Public Participation Neighbourhood Associations Neighbourhood Consultation
September 21	<u>Waterfront</u>
October 19	<u>Planning Philosophies</u> Sustainable Development Healthy cities Community Based Planning (attached)
November 16	<u>Central Area Plan</u>
December 21	<u>Implementation Program</u>

COMMUNITY BASED PLANNING SUB-COMMITTEE

Lakeshore Economic Renewal Committee

PROPOSAL FOR COMMUNITY-BASED PLANNING PAPER

7

Introduction

It is proposed that a position paper of about 5,000 words be put together using a "community based" planning philosophy to establish how Lakeshore should develop in the future.

This would provide a context for economic renewal.

Policies in Etobicoke's Official Plan would be one way of moving forward with a community-based planning approach.

Community-Based Philosophy

The well defined nature of Lakeshore lends itself to being planned on a community-based concept. The concept includes reinforcing community patterns by creating a more self-contained area. The community should have a balance of residential, employment and services. There should be a choice of housing, jobs, shopping and recreation.

A community (Lakeshore) within a community (Etobicoke) makes good economic, physical and social sense.

Economically less travelling, e.g. home to work, is needed and more services are convenient, e.g. shorter trips to specialty stores.

Physically a balanced mixture of uses makes a lively and interesting place in which to live.

Socially groups can be served by more co-ordinated decentralized services, e.g. police, education and social services to deal with drugs.

Vision for Lakeshore

The Lakeshore of Etobicoke is defined as the area bounded by the Q.E.W., the Humber River, Lake Ontario and Etobicoke Creek. It contains the communities of New Toronto, Alderwood, Long Branch and Mimico with a total population of 50,000 and 30,000 jobs. Development proposals indicate a possible doubling of population within the next decade or so. Change of this order would have significant economic, physical and social impacts.

The community has the chance to influence future development. A community-based vision of the future should be developed to provide context for economic renewal.

Proposed Work

The following work should be done:

1. Generate assumptions, e.g. that the market will continue to be strong.
2. Elaborate on the 'Community Based philosophy of planning with particular emphasis on economic renewal.
3. Collect brief information, i.e. no more than one page each on population, housing, employment, commercial, recreational, human services, etc. and present graphically as background.
4. Collect current data on development proposals and their details to reflect development pressure and other public proposals, e.g. new GO stations, in map form as background.
5. Analyze balance of living accommodation and employment using planning standards and assessment.
6. Analyze employment trends, impact of plant closures on labour pool, types of industry/commercial jobs needed from a community-based perspective.
7. Analyze various services from a community based perspective, e.g. recreational/parks, education, health, police, social services, shopping/service sector, information, planning.
8. Analyze movement - private and public transport, pedestrians from a community-based perspective.
9. Analyze urban design-building on existing character of Lakeshore, creation of human scale, people friendly environments and people interaction from a community based perspective.
10. Analyze need from community involvement on the future development of Lakeshore from a community based perspective.
11. Develop positions on each of the issues as a framework for future development of the Lakeshore.
12. Generate implementation measures, e.g. policies in Official Plan, local police services, study on network of industrial/business/ educational enterprises.



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

P5-4-7-9

PENDING ITEMS

- Health Building, Hunter Street
- N.E.C. control areas
- Central Area Plan Approval
- Information Systems
- Regional Headquarters
- James Mountain Road
- Perimeter Road
- Institutional Uses
- Site Plan Control
- Staff for Work Program
- Public Image

We invite Viewpoints from readers on issues of current interest.

V I E W P O I N T



Leaner and meaner. The planning office of the future will take less time to produce more plans with fewer people. So says Bruce McClendon, AICP, the planning director of Fort Worth, Texas, a former president of the American Planning Association, and the coauthor of *Mastering Change* (APA, 1988).

The field of planning is changing so fast that many of today's practices will soon be obsolete. Yet planners haven't given much thought to what they should be doing today in anticipation of those changes. This is what I see happening and some of the ways I think planners should respond.

- Hands-on problem solving, with an emphasis on customer service, will replace comprehensive planning as the planning office's primary function. In part that's because fewer financial resources will be available for long-range planning, but it's also because our clients are demanding strategic solutions to specific problems. Visioning (which includes long-range planning) will still be important, but planners will spend a lot less time on it. The emphasis on timely responses might also mean some lowering of standards in the eyes of practitioners—the user-inviting comprehensive plan will not be a 150-page document, for instance. But our customers will be happier because they've gotten what they need, fast.

- Planning offices will be far smaller—mainly because people who aren't paid professionals will be doing much of the planning. The trend is toward self-help and coproduction—citizens doing their own planning. The planner's responsibility will be to educate and nurture these citizen volunteers and help them achieve self-reliance.

- There'll be far fewer midlevel administrators, as it becomes accepted for planners to manage themselves. In fact, advancement into management will be the exception rather than the rule. Instead of moving up the organizational hierarchy, ambitious planners will move to another agency or into a different specialty. In addition, the civil service system will be reformed so as to hold planners accountable for their performance. As in private industry, planners will be expected to produce results, not excuses—to become winners instead of whiners. Eventually, planning agencies will do what the private sector does and ask their customers to evaluate their products and services. Some effective planning agencies do this already.

- Fewer resources will be committed to data management. At the same time, however, more data will be available, and planners will be expected to convert the raw material into a useful, usable form. The planning office of the future will be market-driven, not technology-driven. Instead of rushing out to buy the latest computer technology or geographic information system, we'll look around first to see what our community's needs are and what it can afford.

- The "trust me" planning model will be rejected. Neither the public nor other professions will any longer accept the idea of the autocratic, "expert" planner who always claims to know what is best. Today's complex problems require negotiation, consensus building, and political awareness. Often they require a multidisciplinary and multijurisdictional team approach to problem solving. The role of the planner will be to bring technical knowledge and expertise to the team and to coordinate, and even manage, the problem-solving process. Unfortunately, the planning schools are still focusing too much on technical skills and not enough on people skills.

Change is inevitable. Historically, planners have been able to adjust very well to the changing role and nature of planning. Today's planners shouldn't fear change but rather welcome it, demand it, and lead it.

Bruce W. McClendon

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9

Proud City of Bath with your crescents and squares,
Your hoary old Abbey and playbills and chairs,
Your plentiful chapels where preachers would preach
(And a different doctrine expounded in each),
Your gallant Assemblies where squires took their daughters,
Your medicinal springs where their wives took the waters,
The comely young faces of buildings and wenches,
The cobbled back streets with their privies and stench—
 How varied and human did Bath then appear
 As the roar of the Avon rolled up from the weir.

In those days of course there was not so much taste
But now there's so much it has all run to waste
In working out methods of cutting down cost—
So that mouldings, proportion and texture are lost
In a uniform nothingness. (This I first find
In the terrible 'Tech' with its pointed behind.)
Now houses are 'units', and people are digits
And Bath has been planned into quarters for midgets.
 Official designs are aggressively neuter,
 The Puritan work of an eyeless computer.

Goodbye to old Bath. We who loved you are sorry
They've carted you off by developer's lorry.

JOHN BETJEMAN

Hamilton council calls for traffic study

HAMILTON council thinks it's time for a comprehensive study of city traffic and transportation.

The last one was done a quarter of a century ago when Jackson Square was still a dream and Highway 403 ended at Aberdeen Avenue.

In a recent report on the Perimeter Road slated to link Burlington Street to Highway 403, the Central Area Plan Implementation Committee called for a full-scale transportation study.

Aldermen on the planning and development committee picked up the idea and city council has voted to ask Hamilton-Wentworth regional council to take on the job.

Local planning director Alex Georgieff reminded the committee that the idea of building a bayfront perimeter road — still on the drawing board — and a cross-Mountain freeway — slated to start in May, came out of the last study, 25 years ago.

"CAPIC is saying circumstances

have changed and it's time to re-examine needs in a regional perspective," he said. "It's asking what are the implications of the freeway going through and of expanding the James Mountain Road."

Alderman David Christopherson strongly supported a study of all modes of transport, "not just cars and trucks as was done 25 years ago."

"Now we have a viable airport, GO Transit is coming in and VIA be-

ing cut," he noted. "We need to increase public transit, figure out how to fit all the cars we see coming into downtown Hamilton and some of us have talked about the need to develop a water link between Hamilton and Toronto."

"These things should be looked at in totality, not as isolated pieces."

The CAPIC report said the study should look at speeding up freeway construction and re-consider the Perimeter Road in light of environmental concerns.

We seem to have mislaid the ability

Prince's crusade strikes a

THE PRINCE was not amused. Neither was his audience.

The occasion was a gala dinner given by the American Institute of Architects in Washington last week. While 1,200 architects, politicians and invited guests listened, Prince Charles gave them hell. He was unfailingly polite, but there was no mistaking the message.

"It sometimes seems to me," he declared, "that the richer we get, the uglier we tend to make our surroundings. What is worse, not only do we seem to have mislaid the ability to create beauty, but we also set out to destroy what beauty is left in the world."

Harsh words, doubly so when addressed to representatives of the profession largely responsible for these surroundings. But Charles has never made a secret of his dislike for contemporary architecture. He launched his attack six years ago at the 150th anniversary dinner of the Royal Institute of British Architects. Compared to the diatribe he delivered then, last week's speech was mild and restrained.

"Apart from anything else," he joked, "I don't want to create a diplomatic incident."

He needn't have worried. The great majority is on his side. That was proved by the overwhelmingly positive response to his 1988 TV special and his book last year, both titled *A Vision Of Britain*.

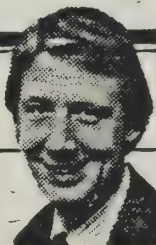
His call for a more humanistic architecture has struck an almost universal chord. This is hardly surprising. As the Prince pointed out, "Somewhere along the line, the education of architects — and developers! — has abandoned this sensitivity to the basic feelings of the ordinary citizen."

The point is no better made than here in Toronto. Thanks in part to the efforts of developers, the city is growing ever less accommodating of the needs and wishes of the ordinary citizen. The values we purport to believe in — those that enhance communities and residents' lives — are being superseded by the code of the marketplace.

"The architecture of a country is determined ultimately by the people who pay for it," Charles observed, "but it should be sure to celebrate more than economic values."

Architecture

Christopher
Humie



Too bad it so often isn't. Consider the following paragraph. Quoted in the current issue of *The Canadian Architect*, it was taken from an article by Bob Forrest, president of L'Image Design, in which he offers helpful hints on designing condominiums "on the cheap":

"Your bottom line will be best served by a nice, simple, straight slab building with a minimum amount of articulation and no wedding cake. A little joy in the elevations will go a long way towards exciting a potential purchaser, but tack it on, rather than design it on."

The values of contemporary Canadian design culture have never been more clearly stated.

In light of Forrest's comments, Charles' remark that "much of the commercial building of today bears as much relation to architecture as advertising slogans bear to literature" seems positively astute. But, he might have added, much commercial building today is advertising.

"(A) number of 20th century developers' instincts will have to be suspended to make room for real thought," Charles continued. "The instinct to create as much undifferentiated floor area as possible — in the interests of 'flexibility'; the instinct to build quickly, cheaply and thinly; the instinct to go up as high as regulations will allow; and the instinct to develop unrestrained by the recognition of human needs."

Wandering around places like Harbourfront, the downtown core or the suburbs, who could disagree?

Charles was on weaker ground when he claimed that "the age has no spirit." The age has spirit and, intentionally or not, it is expressed in our architecture. Therein lies the sad truth of the matter.

He was closer to the mark when he stated, "Architecture began as craft,



PRINCE CHARLES decried the scarcity of architects like Fay Jones, who designed the Mildred Cooper Memorial Chapel in Arkansas, right.

then it became a conscious art — now it seems to be just a science."

The profession is aware of this. This year, the American Institute of Architects' prestigious gold medal went to little-known Arkansas architect Fay Jones. Jones, who worked with Frank Lloyd Wright in the '50s, has devoted his career to designing houses, churches, shops and other small projects. His attention to detail is as legendary as his use of regional influences. His work represents the antithesis of corporate architecture.

Charles would agree with Jones that design must "express something of greater human meaning."

And Jones would agree with Charles that, "The time has surely now arrived when we must learn to work with rather than against nature."

The architects greeted Charles' speech with restrained applause. They weren't comfortable with the idea of being criticized by a layman, even a royal one. Perhaps they should have listened to what was said, not who was saying it.

FOR ACTION

3cd)

REPORT TO: Secretary, Parks and Recreation Committee

FROM: Mr. Robert Sugden
Director of Culture & Recreation

DATE: 1990 February 27
COMM FILE:
DEPT FILE: P&R-REC.

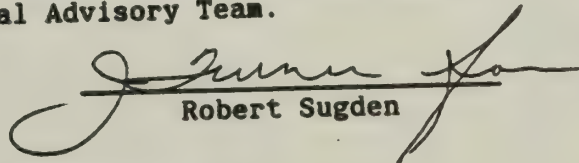
SUBJECT: Hamilton & District Ladies Industrial Softball League
- Use Of Globe Park - May 25 - May 27, 1990

RECOMMENDATION:

- (a) That permission be granted the Hamilton and District Ladies Industrial Softball League to sell beer during the occasion of their softball tournament, scheduled at Globe Park, commencing May 25 to May 27, 1990, under terms and conditions which include the following:
- (i) That proof of \$2 million Comprehensive General Liability Insurance for Property Damage and Bodily Injury, naming the City as additional insured, be provided.
 - (ii) That the applicant meet all requirements of the Liquor Licence Board of Ontario for issuance of a Special Occasion Permit.
 - (iii) That the Concessionaire be contacted to make the necessary arrangements for the provision of food.
 - (iv) That the applicant assume responsibility for all labour related costs as a result of this event.
 - (v) That Special Duty Officers, as may be deemed necessary by the Hamilton-Wentworth Regional Police, be provided at the applicants expense.

Note: Approval is required pursuant to Parks By-Laws 77-221.

- (b) That the terms and conditions be reviewed and monitored by the Special Events/Festival Advisory Team.


Robert Sugden

FINANCIAL IMPLICATIONS: (IF NONE, STATE N/A)

N/A

BACKGROUND:

- (a) The League will be providing a tent for the purpose of selling beer.
- (b) The League has agreed to all terms and conditions.

8:39am

DOING some shopping chores before work. 'I'm lost in the supermarket. I can no longer shop happily.' The muzak grates the ears. The fluorescent lights numb the brain. Three tiers of stores and an acre of parking – the Mall. I probably come here more often than I see my own mother. If I hear 'have a nice day' one more time I'll ...

My eyes are blinded by the signs – special discount, liquidation sale, buy-now-pay-next-year. The strategically placed mirrors reflect back my inadequacies: set me next to these mannequins and there's no doubt who looks more stylish and well-adjusted. It isn't me. My search for a screwdriver has taken me to a place where there is stimulation overload but alas nothing so simple as tools.



9:01am

It's that old lemming complex again as I stream with hundreds of my co-workers past the security desk and into the elevators. We all stare at the little floor indicator in depressed anticipation of another working day. We hit the 25th floor and are enveloped by the corporate atmosphere. The quiet clatter of computers. The hum of white noise. Infused with artificial light. Neither too hot nor too cold. The carpet muffles our steps.

I move to my little cubicle which allows enough privacy for me to do my work but not enough to sneak glances at my novel. Management's offices form a rectangle on the perimeter of 'our' floor. They all have views over the city. The more exalted the status, the better the view. But even they don't have the option of opening a window to let in a little reality.



Illustration: Jim Needle



LOST IN PLANNED SPACE

9

10:53am

At least I get to leave the office today. Interviewing people door-to-door on their preferences when it comes to laundry detergent. I get a bit nervous when assigned the public housing projects on the east side. The press is filled with reports of drug-dealing and violence in these stark grey barracks. The atmosphere isn't pleasant: graffiti everywhere, garbage in the stairwells and elevators that don't work.

But the residents are friendly enough. A couple even invite me in for coffee. They've tried to improve things but the local housing authority says it has no money to put into community facilities. They point out the acres of wasted space between buildings. 'If only they had given these buildings three floors instead of seven,' the woman complains, 'you could have got almost as many of us in and we would have had our own gardens and semi-private entrances.' As it is there is little sense of pride in the place and residents lack the confidence to run their own show.



12:15pm

LUNCH time finds me back downtown in front of the presidential palace. So many foreign dignitaries are arriving by helicopter and are swept across the massive square in front of the palace gates. I always feel so insignificant when I stand here in the square and look across at the great neo-classical facade with its wings and columns. It was built (or so the tourist brochure claims) to represent



We may not think much about the buildings around us but they affect us in a thousand little ways we go about our business. And we know more about their design than we think.



grandeur of our great country. Unfortunately you can only visit it on Thursday afternoons from two to four and then only the older west wing. The building dates from several centuries ago but was substantially enlarged in the days of the dictatorship as a monument to the military leaders. It seems to serve much the same purpose for the present government.



5:27pm



AFTER work I take the subway to go and visit Mother. It's marvellous really. It's three miles from my cubicle at the office to Mum's apartment complex and I never have to go outdoors. One big tower basement empties into the subway and that empties out into the next. Mum's 'bachelor' apartment is on the eighteenth floor.

She is proud of her independence – living alone and maintaining a little bit of greenery on her postage-stamp balcony. But she still complains. It's not like the old house. You can't touch the earth. Her view is the concrete wall of the next apartment. She doesn't know the neighbours. If something happens to her who will know? It occurs to me that it's a little like living in one of the drawers of the filing cabinets at the office.



7:34pm



HOME myself. No high-rises for me. Years of scrimping and saving and we finally bought that 'starter home' in the new subdivision at the edge of town. It's about an hour by car from the office but it's worth it just to be able to walk out into your own back garden. Still, the traffic is making the trip home longer and more aggravating. And sometimes I wish the subdivision could have been a little less ... well, *orderly*. Row on row of houses that look the same, all laid out in a straight grid pattern. They even cut down the trees when they were doing the building. And you more or less have to use the car if you want to get to the store or the swimming pool. A brochure advertising holidays in the Greek islands came with today's mail. All those sun-bleached white houses and winding little streets leading down to the harbour sure look inviting.

Architecture? I don't know a thing about it. I knew a woman who was training as an architect once – she worked forever to qualify and she seemed to know what she was about. There's all kinds of technical things about designing buildings that I couldn't grasp if my life depended on it. Of course they make mistakes but who doesn't? Guess I just don't know enough about it to criticize.



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